

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



January 2021

The new year has begun, and with it comes many people who have made buying or selling a home part of their 2021 resolutions. While ongoing unemployment claims remain elevated due to COVID-19, they are substantially lower than what they were during their peak and have had little effect on buyer demand thus far. For the 12-month period spanning February 2020 through January 2021, Pending Sales in the state of South Carolina were up 6.9 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 37.7 percent.

The overall Median Sales Price was up 12.7 percent to \$247,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 13.0 percent to \$260,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 57 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 88 days.

Market-wide, inventory levels were down 41.7 percent. The property type that lost the least inventory was the Condos segment, where it decreased 31.7 percent. That amounts to 1.6 months supply for Single-Family homes and 2.3 months supply for Condos.

Quick Facts

+ 37.7%	+ 14.2%	+ 15.8%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$300,001 and Above	4 Bedrooms or More	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

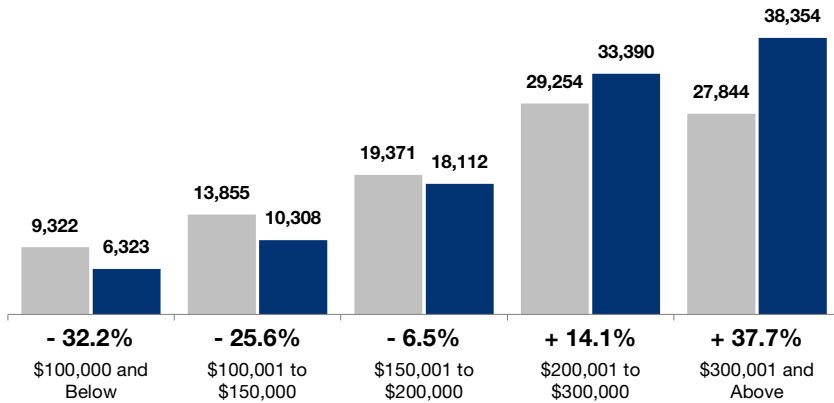
Pending Sales

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



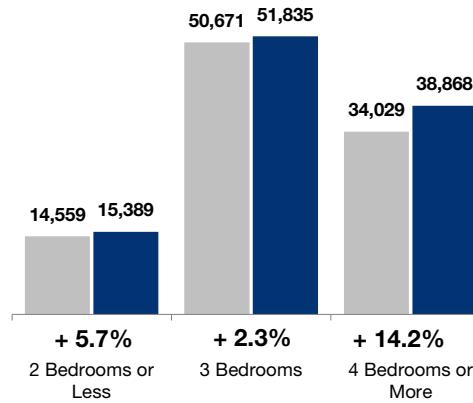
By Price Range

■ 1-2020 ■ 1-2021



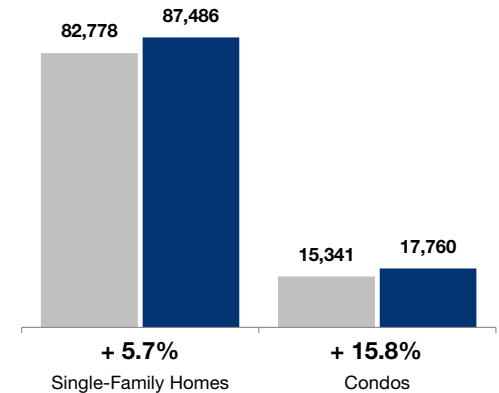
By Bedroom Count

■ 1-2020 ■ 1-2021



By Property Type

■ 1-2020 ■ 1-2021



All Properties

By Price Range	1-2020	1-2021	Change
\$100,000 and Below	9,322	6,323	- 32.2%
\$100,001 to \$150,000	13,855	10,308	- 25.6%
\$150,001 to \$200,000	19,371	18,112	- 6.5%
\$200,001 to \$300,000	29,254	33,390	+ 14.1%
\$300,001 and Above	27,844	38,354	+ 37.7%
All Price Ranges	99,647	106,487	+ 6.9%

Single-Family Homes

1-2020	1-2021	Change	1-2020	1-2021	Change
6,322	3,944	- 37.6%	2,379	1,907	- 19.8%
9,644	6,358	- 34.1%	3,759	3,545	- 5.7%
15,839	13,837	- 12.6%	3,307	4,066	+ 23.0%
25,461	28,371	+ 11.4%	3,634	4,909	+ 35.1%
25,511	34,976	+ 37.1%	2,262	3,333	+ 47.3%
82,778	87,486	+ 5.7%	15,341	17,760	+ 15.8%

Condos

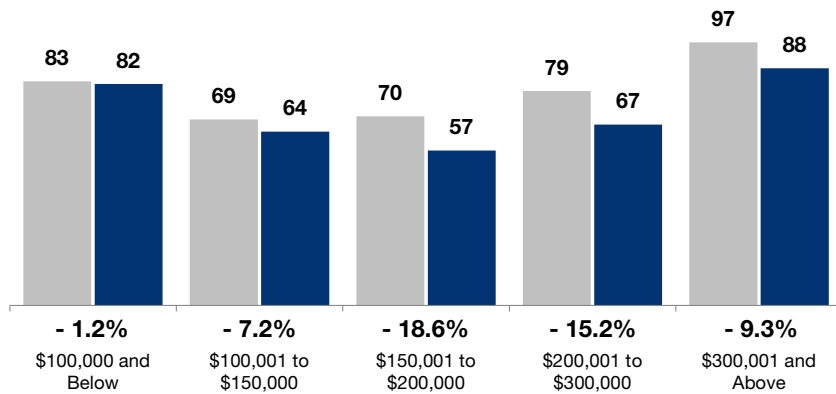
Days on Market Until Sale

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



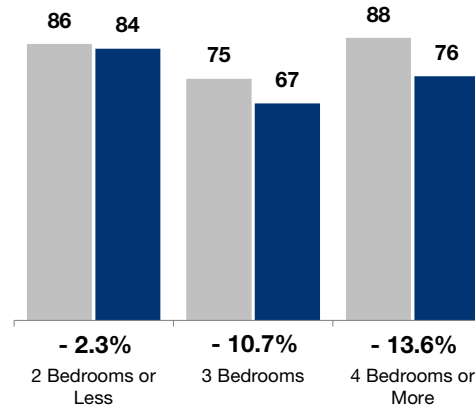
By Price Range

■ 1-2020 ■ 1-2021



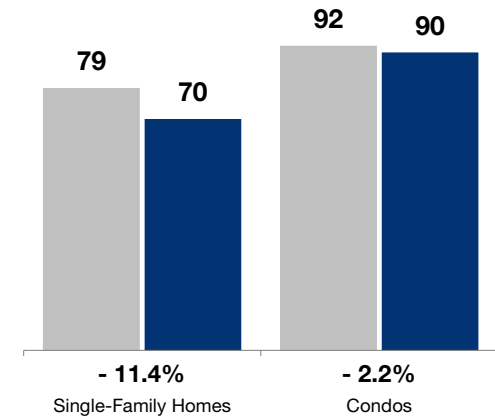
By Bedroom Count

■ 1-2020 ■ 1-2021



By Property Type

■ 1-2020 ■ 1-2021



All Properties

By Price Range

	1-2020	1-2021	Change
\$100,000 and Below	83	82	- 1.2%
\$100,001 to \$150,000	69	64	- 7.2%
\$150,001 to \$200,000	70	57	- 18.6%
\$200,001 to \$300,000	79	67	- 15.2%
\$300,001 and Above	97	88	- 9.3%
All Price Ranges	81	73	- 9.9%

Single-Family Homes

	1-2020	1-2021	Change
81	77	- 4.9%	
63	54	- 14.3%	
67	52	- 22.4%	
78	63	- 19.2%	
95	85	- 10.5%	
79	70	- 11.4%	

Condos

	1-2020	1-2021	Change
88	92	+ 4.5%	
84	83	- 1.2%	
84	77	- 8.3%	
89	88	- 1.1%	
127	116	- 8.7%	
92	90	- 2.2%	

By Bedroom Count

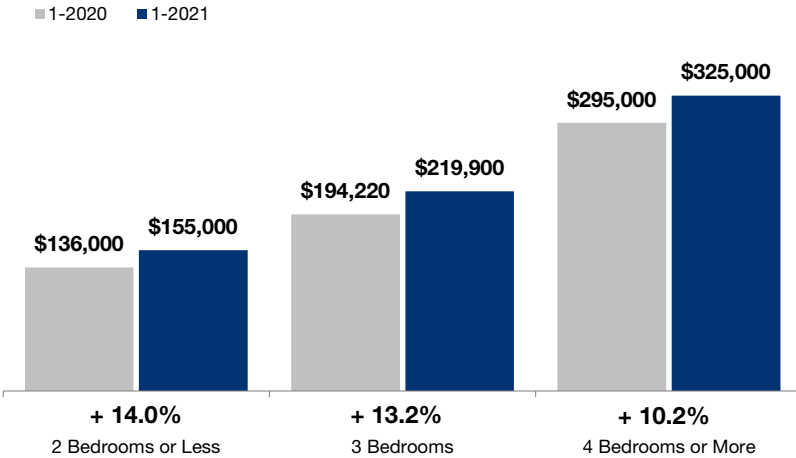
	1-2020	1-2021	Change
2 Bedrooms or Less	86	84	- 2.3%
3 Bedrooms	75		

Median Sales Price

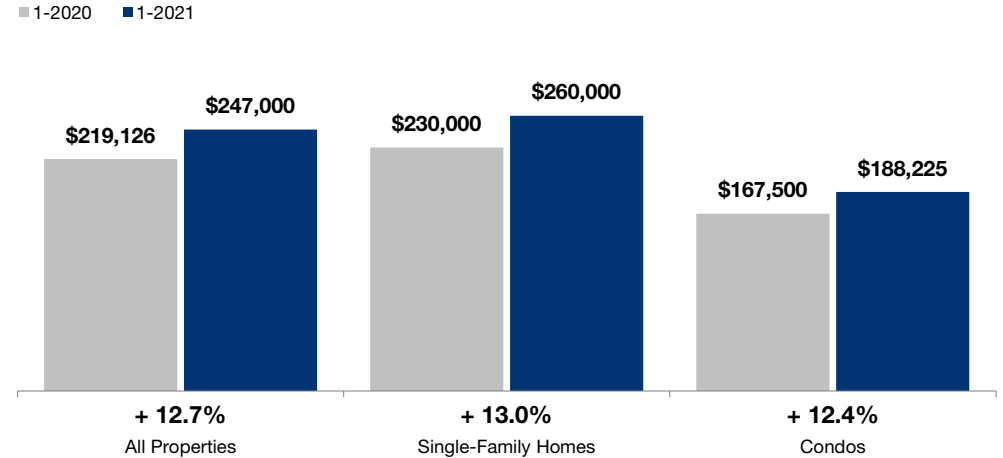
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	1-2020	1-2021	Change
2 Bedrooms or Less	\$136,000	\$155,000	+ 14.0%
3 Bedrooms	\$194,220	\$219,900	+ 13.2%
4 Bedrooms or More	\$295,000	\$325,000	+ 10.2%
All Bedroom Counts	\$219,126	\$247,000	+ 12.7%

Single-Family Homes

1-2020	1-2021	Change
\$133,000	\$160,000	+ 20.3%
\$195,000	\$220,000	+ 12.8%
\$296,577	\$328,000	+ 10.6%
\$230,000	\$260,000	+ 13.0%

Condos

1-2020	1-2021	Change
\$138,500	\$154,000	+ 11.2%
\$203,750	\$219,500	+ 7.7%
\$295,000	\$309,900	+ 5.1%
\$167,500	\$188,225	+ 12.4%

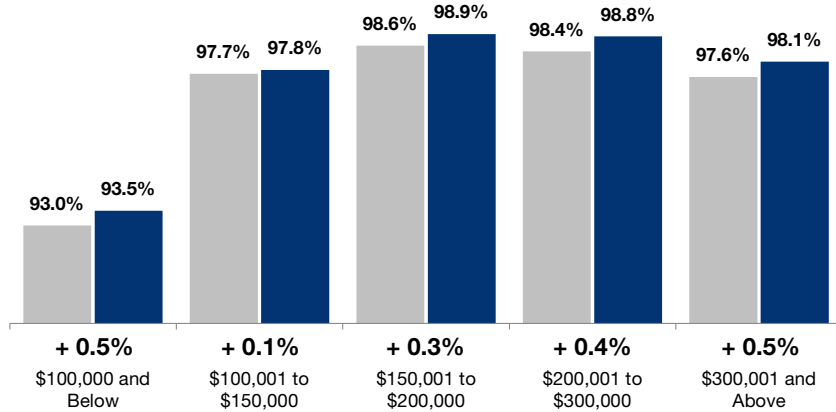
Percent of List Price Received

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.**



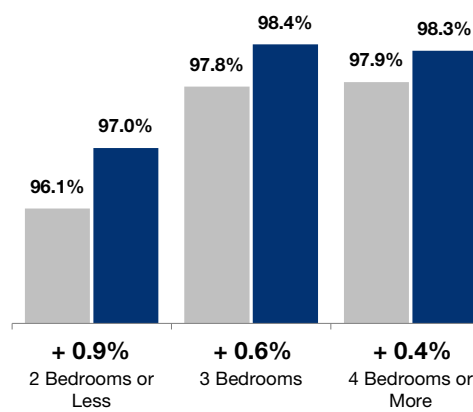
By Price Range

■ 1-2020 ■ 1-2021



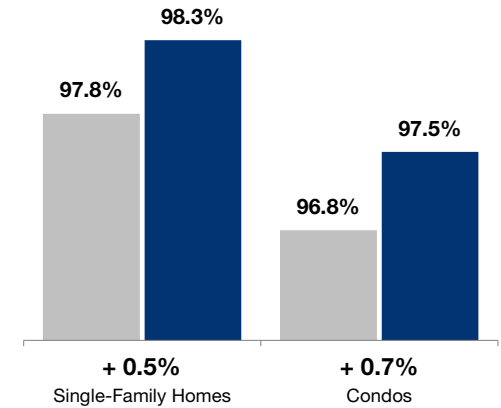
By Bedroom Count

■ 1-2020 ■ 1-2021



By Property Type

■ 1-2020 ■ 1-2021



All Properties

By Price Range	1-2020	1-2021	Change
\$100,000 and Below	93.0%	93.5%	+ 0.5%
\$100,001 to \$150,000	97.7%	97.8%	+ 0.1%
\$150,001 to \$200,000	98.6%	98.9%	+ 0.3%
\$200,001 to \$300,000	98.4%	98.8%	+ 0.4%
\$300,001 and Above	97.6%	98.1%	+ 0.5%
All Price Ranges	97.6%	98.1%	+ 0.5%

Single-Family Homes

	1-2020	1-2021	Change
	92.5%	92.8%	+ 0.3%
	98.0%	98.2%	+ 0.2%
	98.7%	99.1%	+ 0.4%
	98.5%	99.0%	+ 0.5%
	97.7%	98.1%	+ 0.4%
All Single-Family Homes	97.8%	98.3%	+ 0.5%

Condos

	1-2020	1-2021	Change
	94.8%	94.9%	+ 0.1%
	96.9%	97.1%	+ 0.2%
	97.8%	98.3%	+ 0.5%
	97.6%	98.2%	+ 0.6%
	96.6%	97.4%	+ 0.8%
All Condos	96.8%	97.5%	+ 0.7%

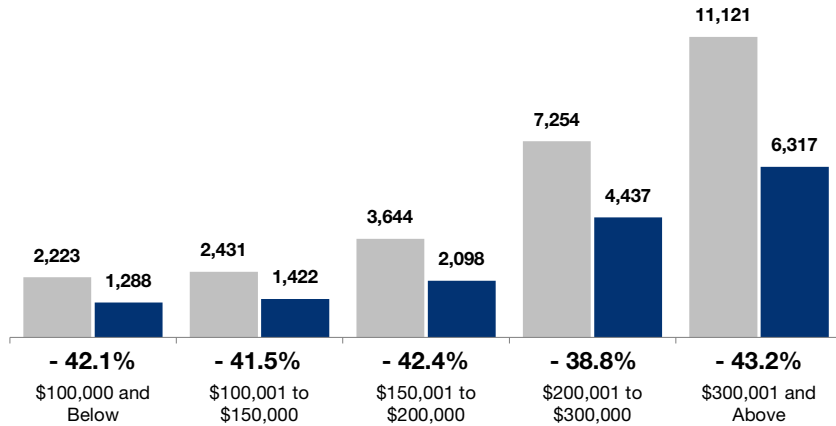
Inventory of Homes for Sale

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



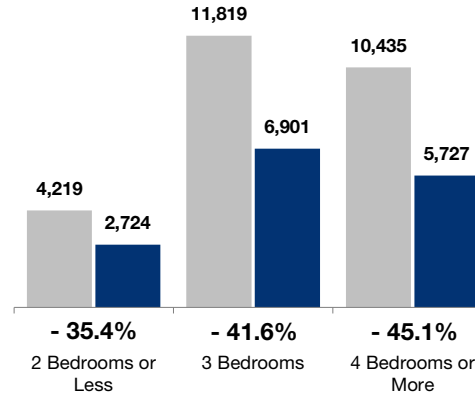
By Price Range

■ 1-2020 ■ 1-2021



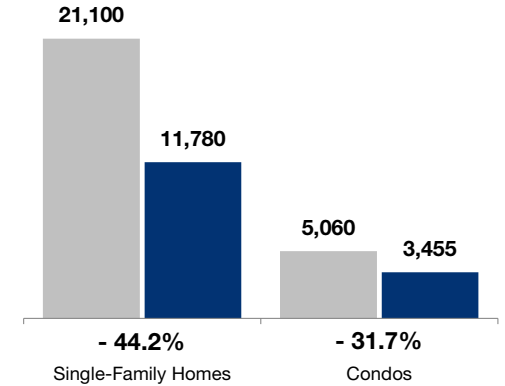
By Bedroom Count

■ 1-2020 ■ 1-2021



By Property Type

■ 1-2020 ■ 1-2021



All Properties

By Price Range

	1-2020	1-2021	Change
\$100,000 and Below	2,223	1,288	- 42.1%
\$100,001 to \$150,000	2,431	1,422	- 41.5%
\$150,001 to \$200,000	3,644	2,098	- 42.4%
\$200,001 to \$300,000	7,254	4,437	- 38.8%
\$300,001 and Above	11,121	6,317	- 43.2%
All Price Ranges	26,673	15,562	- 41.7%

Single-Family Homes

	1-2020	1-2021	Change
1,372	687	- 49.9%	
1,400	720	- 48.6%	
2,619	1,392	- 46.8%	
5,938	3,543	- 40.3%	
9,771	5,438	- 44.3%	
21,100	11,780	- 44.2%	

Condos

	1-2020	1-2021	Change
624	491	- 21.3%	
889	606	- 31.8%	
951	654	- 31.2%	
1,280	854	- 33.3%	

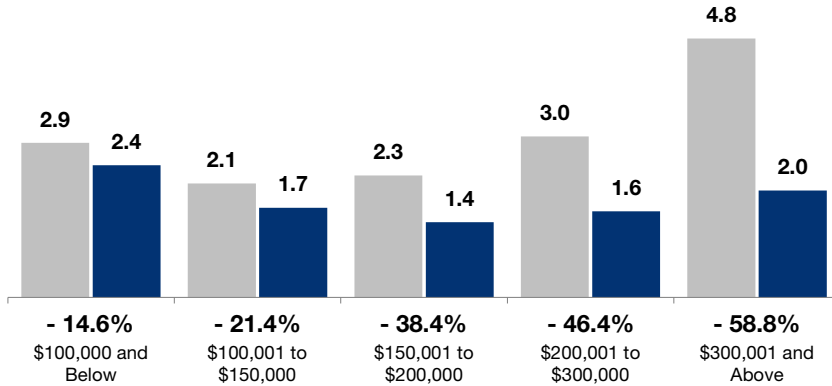
Months Supply of Inventory

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.**



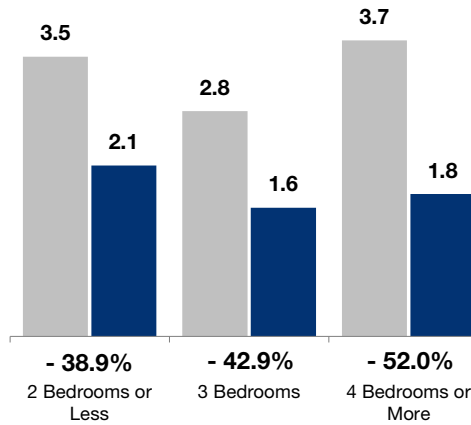
By Price Range

■ 1-2020 ■ 1-2021



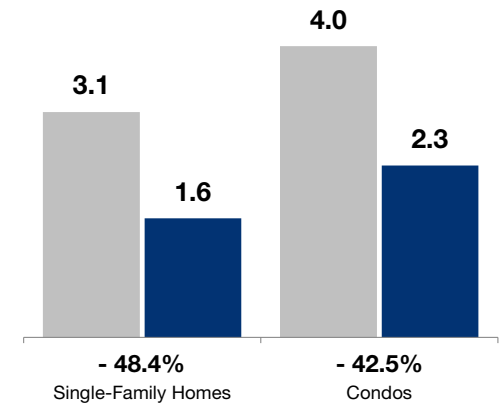
By Bedroom Count

■ 1-2020 ■ 1-2021



By Property Type

■ 1-2020 ■ 1-2021



All Properties

By Price Range

	1-2020	1-2021	Change
\$100,000 and Below	2.9	2.4	- 14.6%
\$100,001 to \$150,000	2.1	1.7	- 21.4%
\$150,001 to \$200,000	2.3	1.4	- 38.4%
\$200,001 to \$300,000	3.0	1.6	- 46.4%
\$300,001 and Above	4.8	2.0	- 58.8%
All Price Ranges	3.2	1.8	- 43.8%

Single-Family Homes

	1-2020	1-2021	Change
2.6	2.1	- 19.7%	
1.7	1.4	- 22.0%	
2.0	1.2	- 39.2%	
2.8	1.5	- 46.4%	
4.6	1.9	- 59.4%	
3.1	1.6	- 48.4%	

Condos

	1-2020	1-2021	Change
3.1	3.1	- 1.8%	
2.8	2.1	- 27.7%	
3.5	1.9	- 44.1%	
4.2	2.1	- 50.6%	
7.0	3.1	- 56.2%	
4.0	2.3	- 42.5%	

By Bedroom Count