

Grand Strand Market Report

June 2018

Despite a setback in June, Grand Strand SFR and Condo sales activity year-to-date sales are up 3.72% and 0.74%, respectively. Residential lot sales are down 6.12%, compared to June 2017 levels.

SFR sales volume is down 6.01% compared to June 2017 but is up 3.72% year-to-date. Median sales price is up to \$243,500, a 3.84% increase from June 2017. Sales prices for new construction and resales are also up 7.12% and 4.44%, respectively, when compared to June 2017. The average sold-to-list ratio for Single Family Residential sales in June was 96%, up 100 basis points compared to the same month in 2017.

Condo sales volume is down 11.20% compared to June 2017. However, year-to-date sales are still up 0.74% from 2017 levels. The median sales price is up to \$134,900, a 5.80% increase from June 2017. Condo inventory continued to tighten as inventory is down as compared to prior year levels: down 9.88% compared to June 2017. The average sold to list ratio for condo sales in June was 95%, up 100 basis points compared to the same month in 2017.

Residential lot sales were down 6.12% in June compared to 2017. The median sales price increased to \$59,000, up 9.36% compared to the same month in 2017. Sold to list ratios are at 84%, down 300 basis points when compared to June 2017.

At a glance...

SFR			Condo			Residential Lot		
Sales		Inventory	Sales		Inventory	Sales		Inventory
Month	YTD	Month	Month	YTD	Month	Month	YTD	Month
↓	↑	↑	↓	↑	↓	↓	↓	-
Median Sales Price			Median Sales Price			Median Sales Price		
\$243,500		↑	\$134,900		↑	\$59,000		↑

Contents

Active Inventory	3
Inventory Trends – SFR & Condo	4
Closed Sales – SFR	5
Median Sales Price – SFR	6
Sold to List Price Ratio – SFR	7
New Construction vs Resale – SFR	
% of Total Sales	8
Median Sales Price	9
Closed Sales – Condo	10
Median Sales Price – Condo	11
Sold to List Price Ratio – Condo	11
Closed Sales – Residential Lot	12
Median Sales Price – Residential Lot	13
Sold to List Price Ratio – Residential Lot	13



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Grand Strand Active Inventory

Single Family Residential

	# Listings
Horry Co.	4,595
Georgetown	720
Total	5,315
Average List Price	\$374,667
Median List Price	\$279,900

Distribution by Price Range

	Horry Co.	G'town Co.
Less than \$150k	264	54
\$150k- \$250k	1,778	111
\$250k- \$500k	1,954	291
\$500k- \$1.0 MM	485	173
\$1 MM +	114	91

Condo/Townhome

	# Listings
Horry Co.	2,889
Georgetown	294
Total	3,183
Average List Price	\$207,385
Median List Price	\$169,900

Distribution by Price Range

	Horry Co.	G'town Co.
Less than \$100k	549	15
\$100k- \$150k	747	57
\$150k- \$200k	586	40
\$200k- \$400k	837	95
\$400k- \$750k	153	79
\$750k +	17	8

Residential Lot

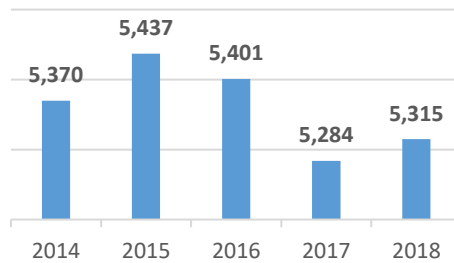
	# Listings
Horry Co.	1,401
Georgetown	544
Total	1,945
Average List Price	\$134,800
Median List Price	\$79,900

Distribution by Price Range

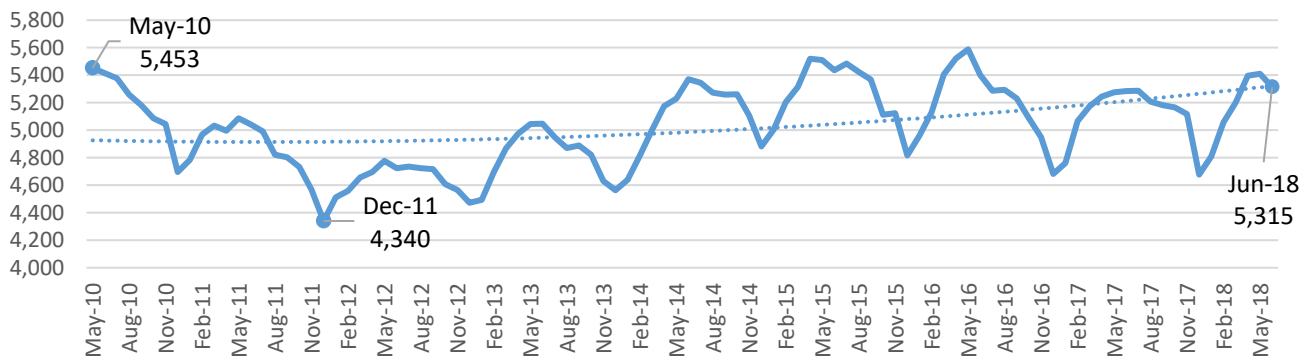
	Horry Co.	G'town Co.
Less than \$25k	108	71
\$25k- \$50k	347	53
\$50k- \$75k	285	54
\$75k- \$100k	163	70
\$100k- \$175k	261	126
\$175k- 250k	125	70
\$250k +	112	100

Grand Strand Inventory Trends

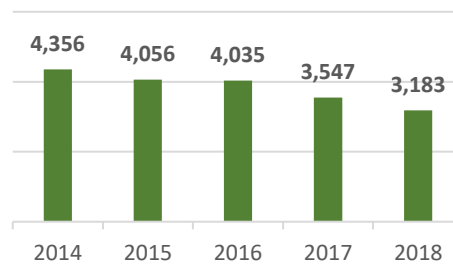
SFR Inventory - June



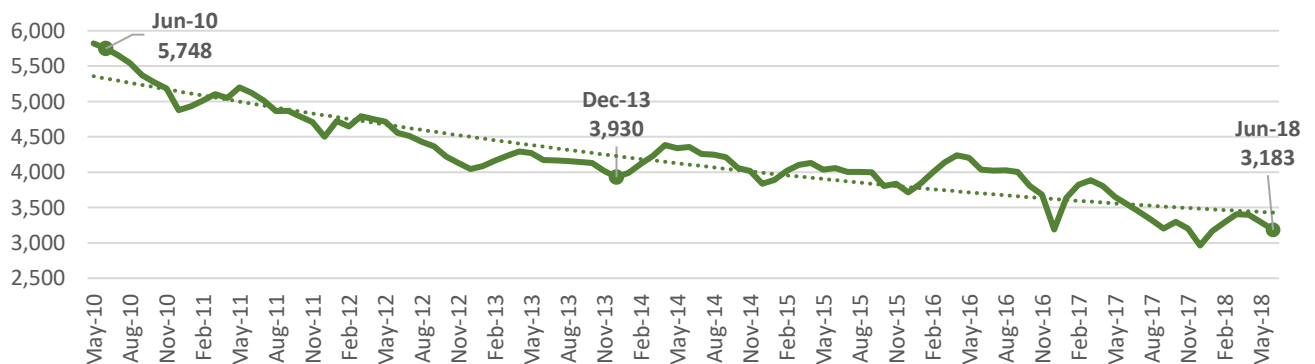
Historical Data



Condo Inventory – June

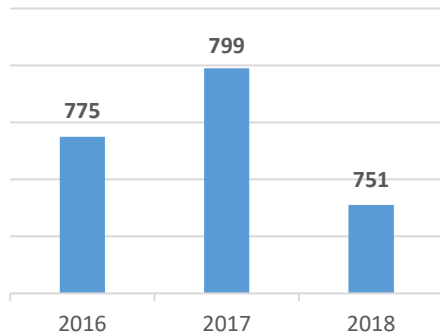


Historical Data

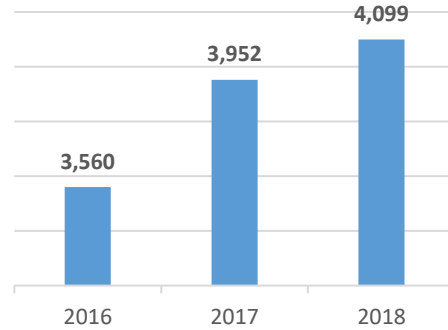


Closed Sales – SFR

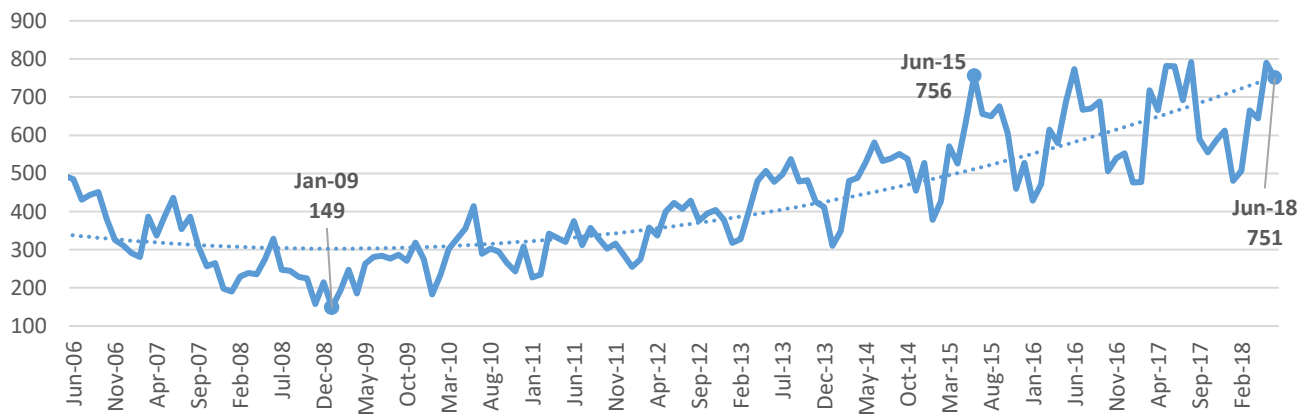
June



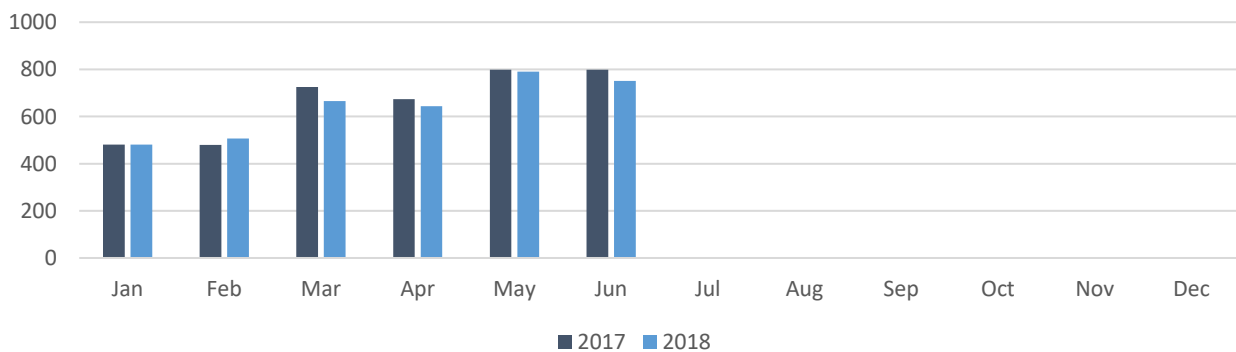
Year to Date



Historical Data

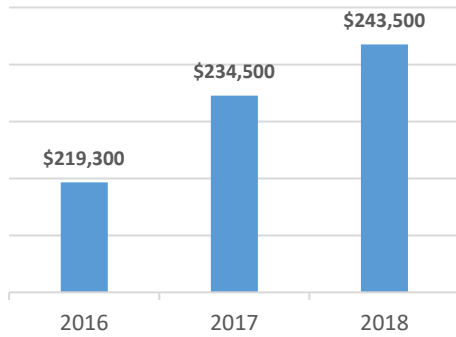


Year Over Year

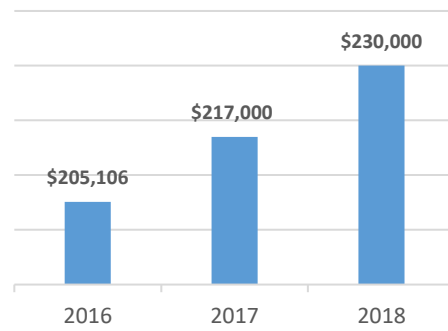


Median Sales Price – SFR

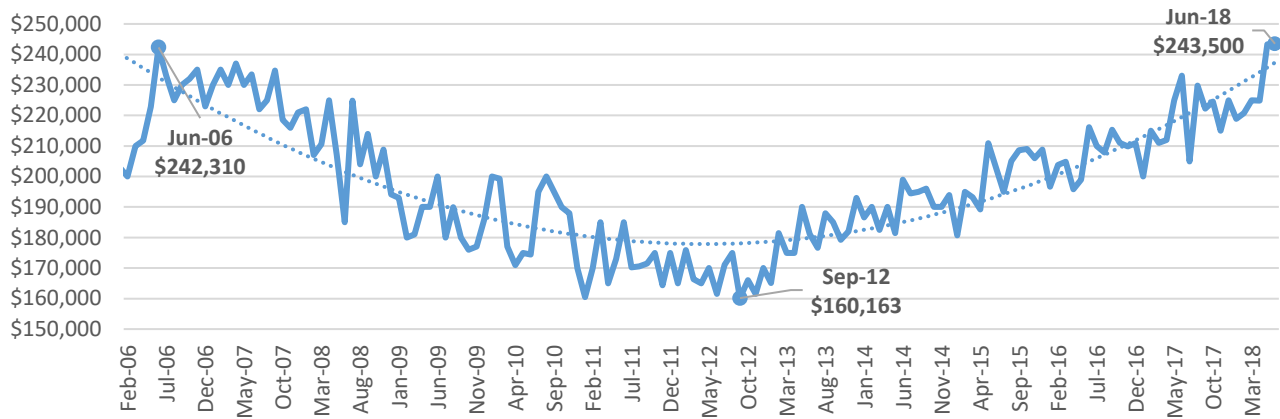
June



Year to Date

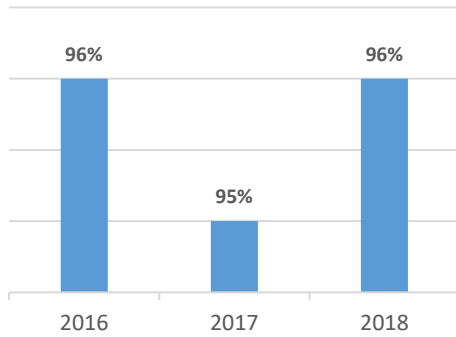


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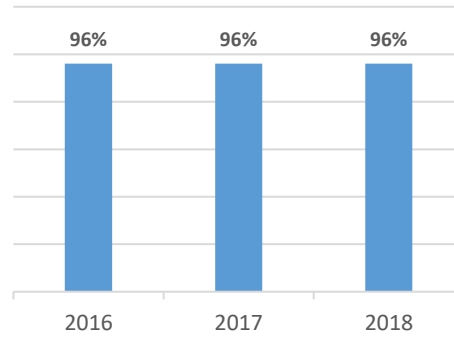


Sold to List Price Ratio – SFR

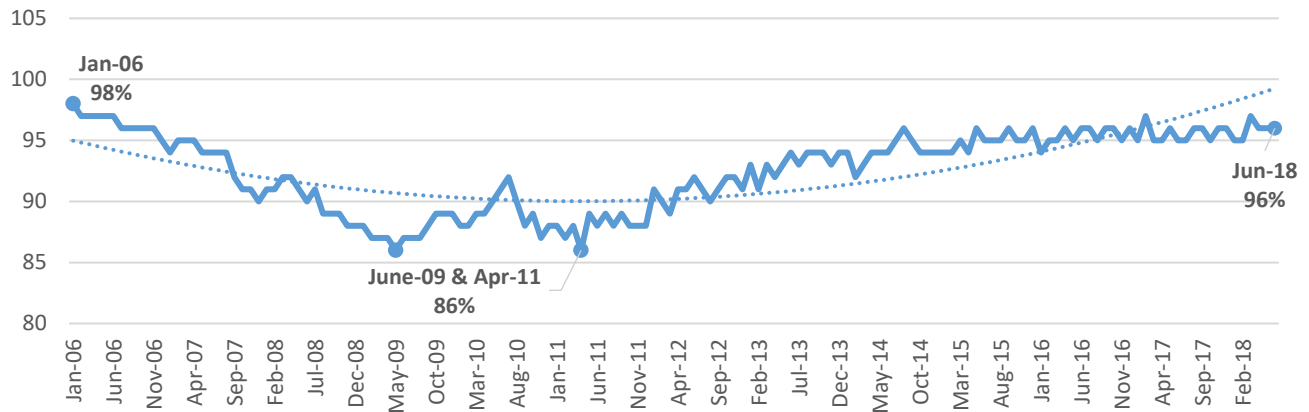
June



Year to Date

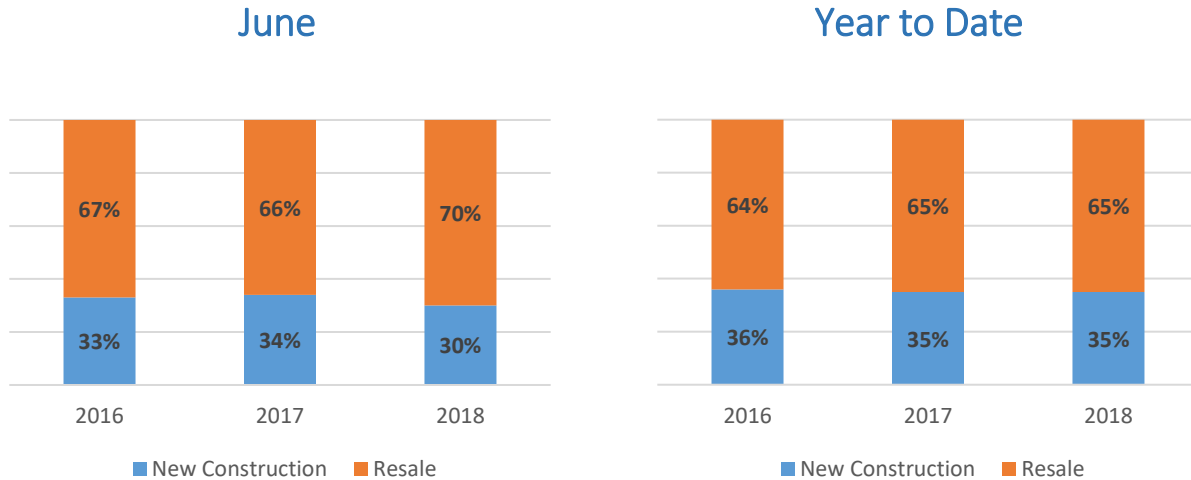


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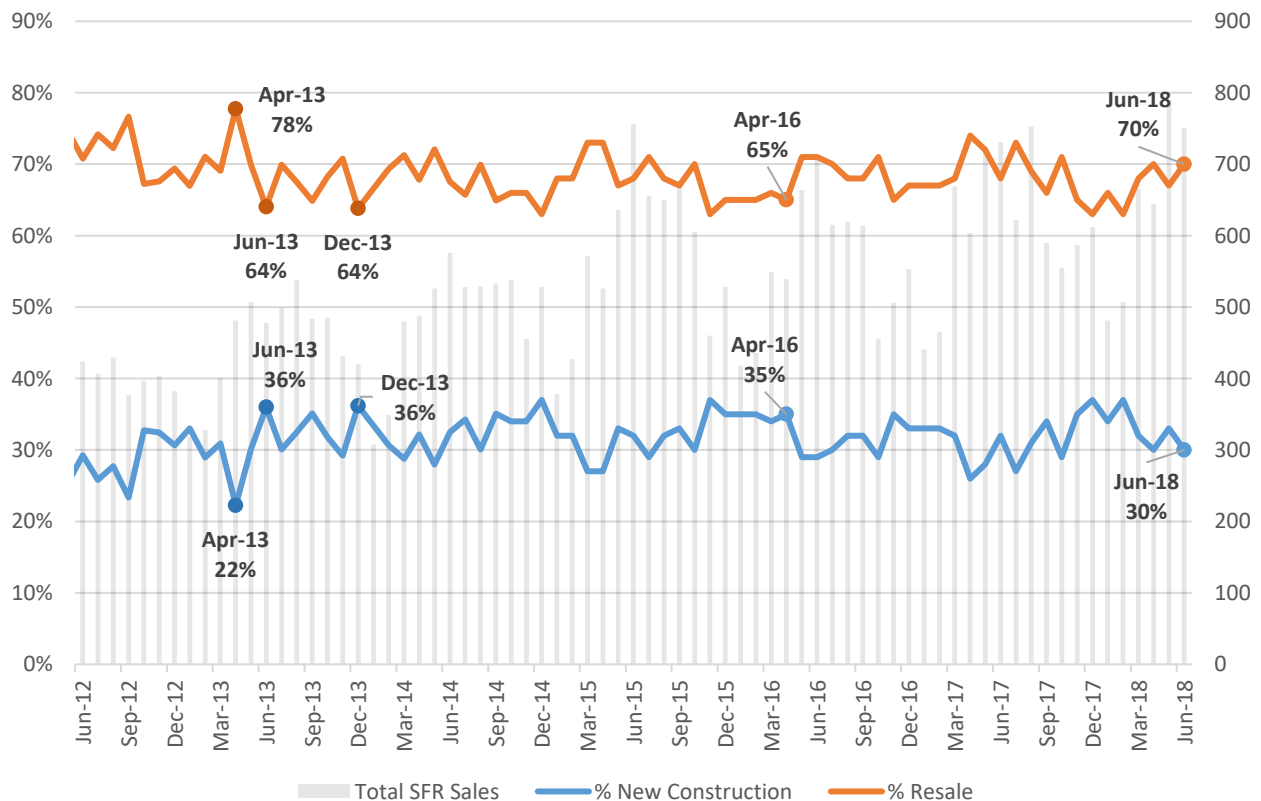


New Construction vs Resale – SFR

% of Total Sales

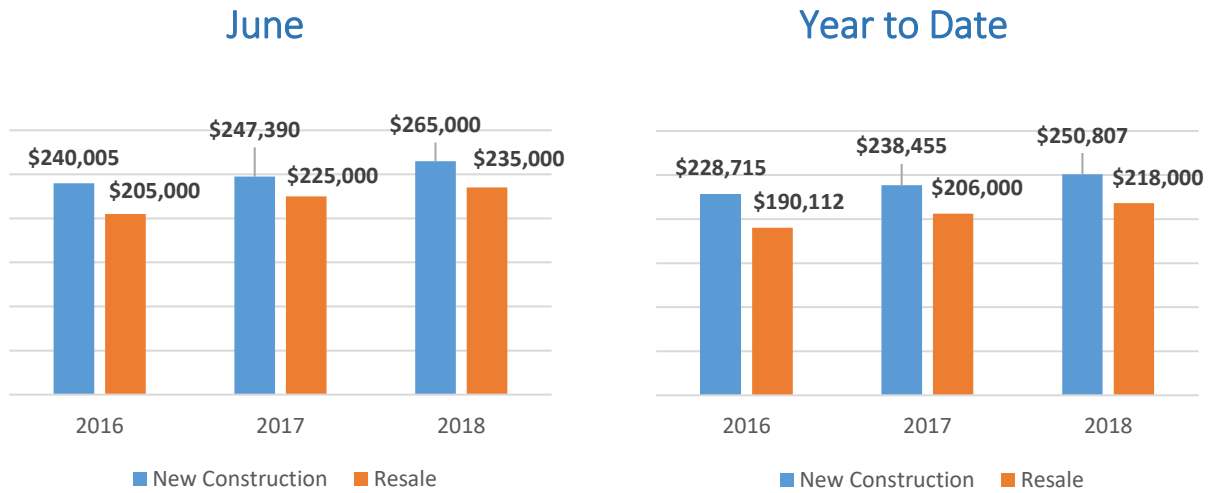


Historical Data – % of Total Sales

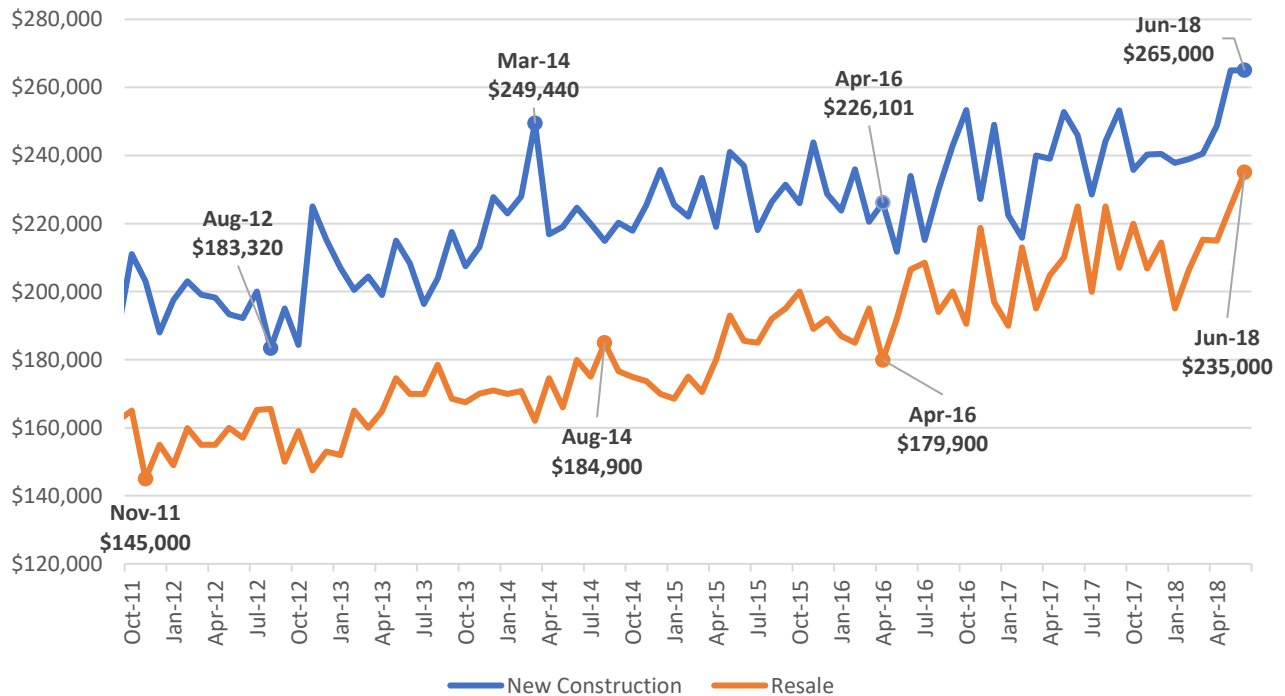


New Construction vs Resale – SFR

Median Sales Price

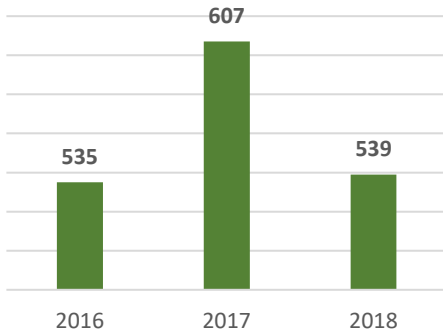


Historical Data – Median Sales Price

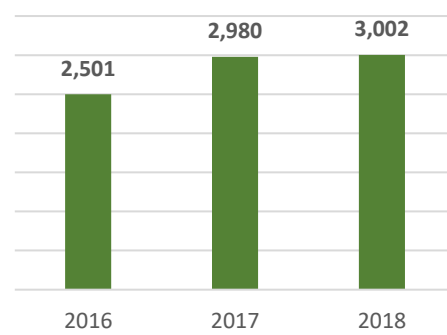


Closed Sales – Condo

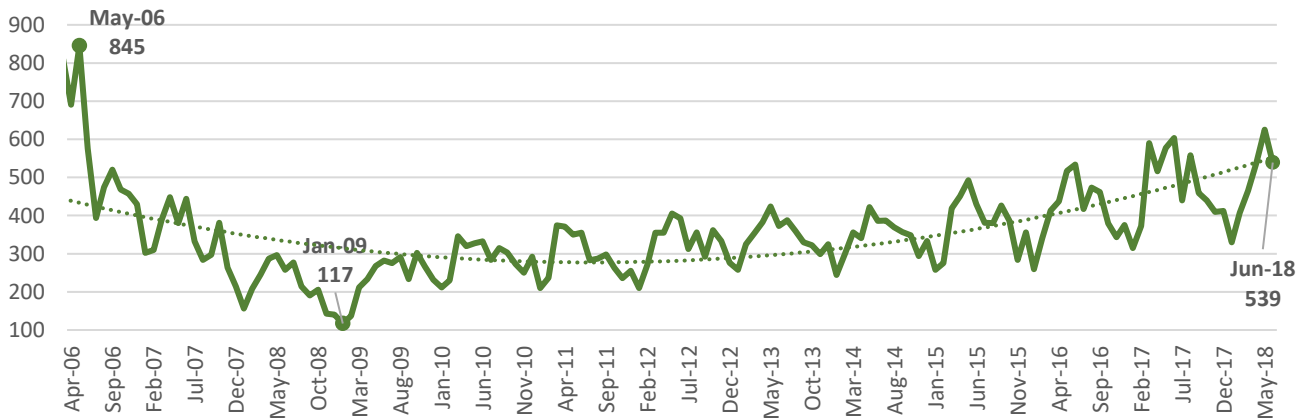
June



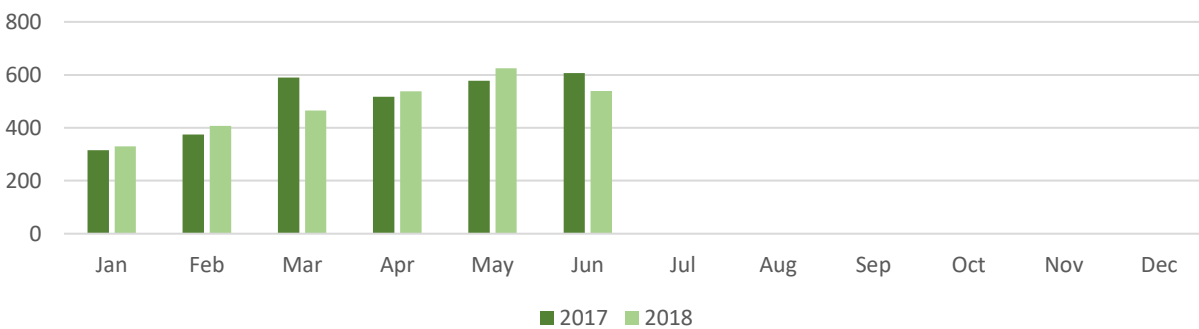
Year to Date



Historical Data



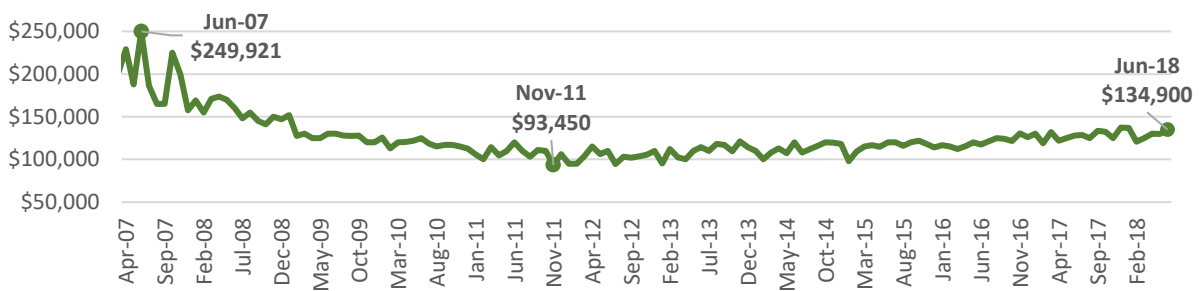
Year Over Year



Median Sales Price – Condo



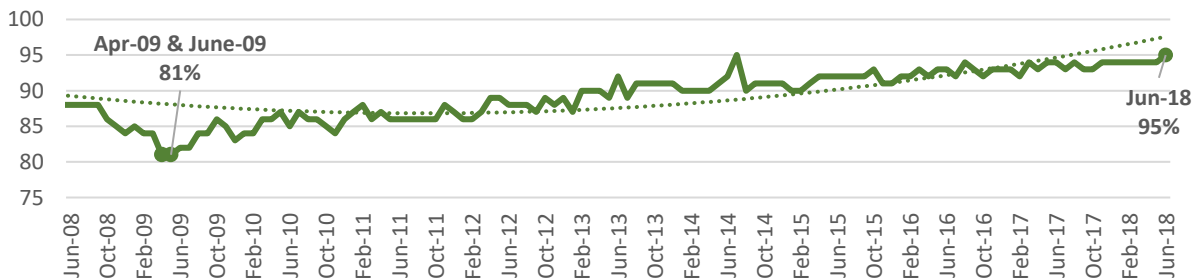
Historical Data



Sold to List Price Ratio – Condo

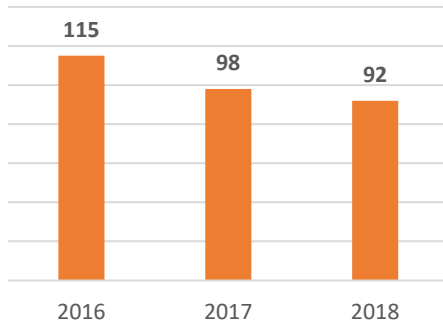


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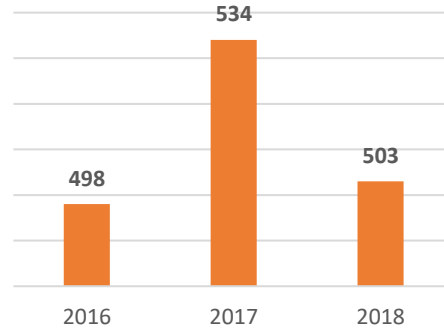


Closed Sales – Residential Lot

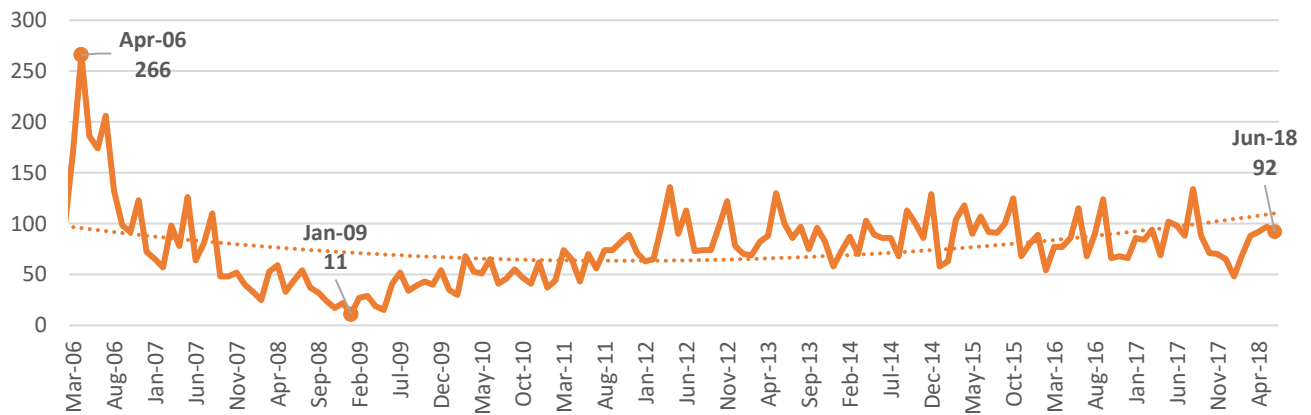
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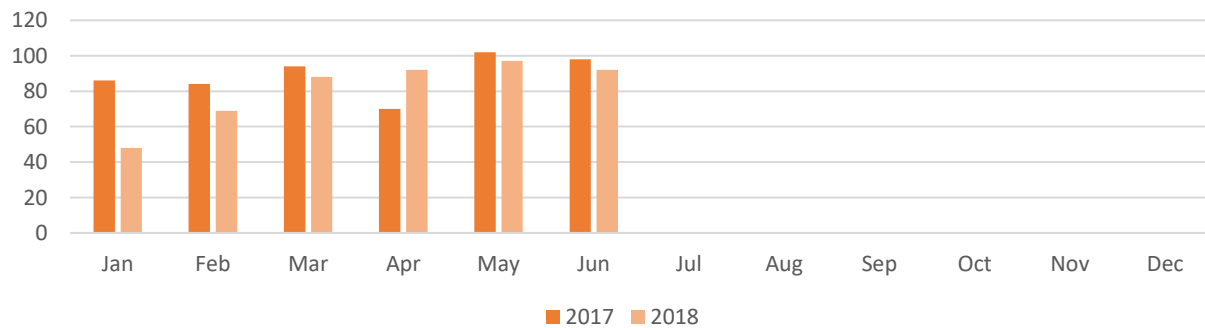
Year to Date



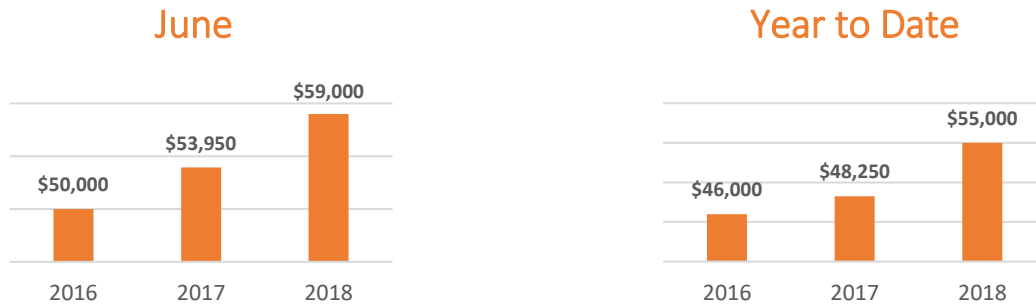
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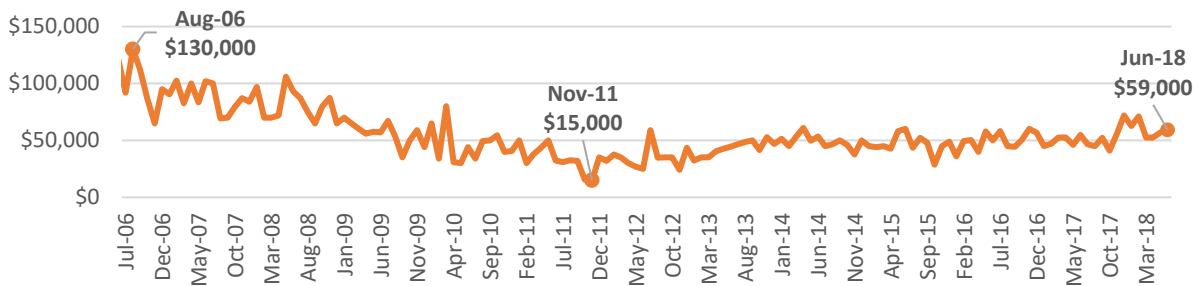
Year Over Year



Median Sales Price – Residential Lot



Historical Data



Sold to List Price Ratio – Residential Lot



Historical Data

