

Grand Strand Market Report

November 2018

Despite lower SFR and condo sales volume in November, year-to-date sales continue their growth at 3.50% and 0.26%, respectively. SFR and condo median sales prices are also up for November: 11.92% and 5.80%, respectively.

SFR sales volume is down 12.43% compared to November 2017 but maintained its 3.50% growth rate for the year. Median sales price is up to \$242,000, an 11.92% increase from November 2017. Sales prices for new construction and resales are up 15.03% and 10.24%, respectively, compared to November 2017. The average sold-to-list ratio for Single Family Residential sales in November was 95%, down 100 basis points compared to the same month in 2017.

Condo sales volume is down 9.05% compared to November 2017. However, year-to-date sales are up 0.26% from 2017 levels. The median sales price is up to \$132,250, a 5.80% increase from November 2017. Condo inventory continued to tighten as inventory is down compared to prior year levels: down 3.47% compared to November 2017. The average sold to list ratio for condo sales in November was 94%, flat compared to the same month in 2017.

Residential lot sales were down 21.92% in November compared to 2017. However, the median sales price increased to \$57,000, up 3.64% compared to the same month in 2017. Sold to list ratios are at 86%, flat compared to November 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		
\$242,000			\$132,250			\$57,000		
⬆			⬆			⬆		

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Grand Strand Active Inventory

Single Family Residential

	# Listings
Horry Co.	4,067
Georgetown	715
Total	4,782
Average List Price	\$384,332
Median List Price	\$284,900

Distribution by Price Range

	Horry Co.	G'town Co.
Less than \$150k	244	51
\$150k- \$250k	1,509	98
\$250k- \$500k	1,748	309
\$500k- \$1.0 MM	453	170
\$1 MM +	113	87

Condo/Townhome

	# Listings
Horry Co.	2,821
Georgetown	269
Total	3,090
Average List Price	\$206,721
Median List Price	\$164,900

Distribution by Price Range

	Horry Co.	G'town Co.
Less than \$100k	560	18
\$100k- \$150k	732	55
\$150k- \$200k	561	26
\$200k- \$400k	792	91
\$400k- \$750k	155	73
\$750k +	21	6

Residential Lot

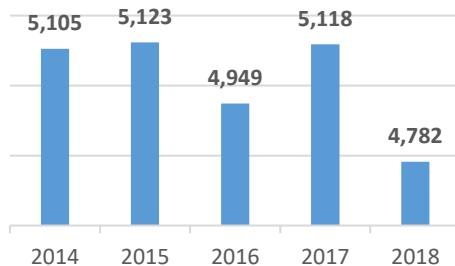
	# Listings
Horry Co.	1,302
Georgetown	559
Total	1,862
Average List Price	\$137,839
Median List Price	\$80,000

Distribution by Price Range

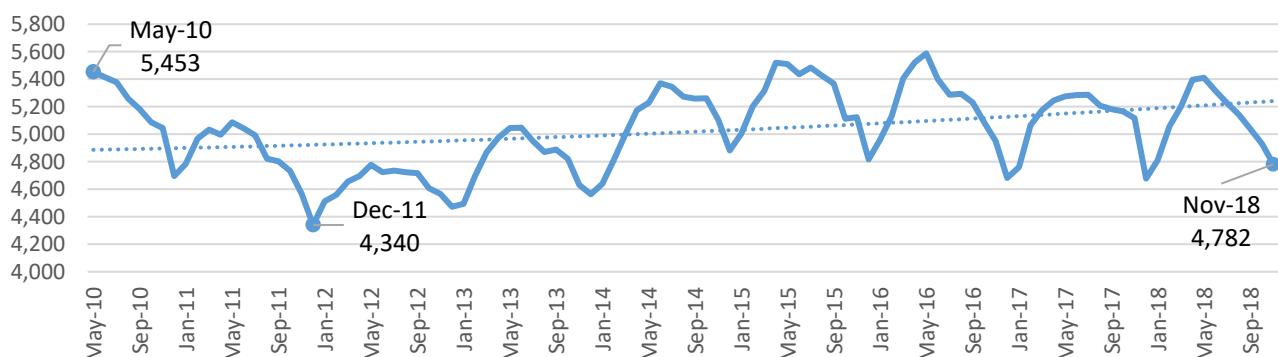
	Horry Co.	G'town Co.
Less than \$25k	118	62
\$25k- \$50k	330	57
\$50k- \$75k	246	60
\$75k- \$100k	150	71
\$100k- \$175k	233	131
\$175k- 250k	119	76
\$250k +	106	102

Grand Strand Inventory Trends

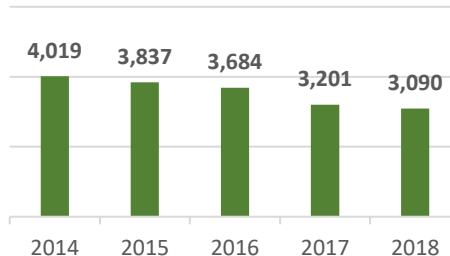
SFR Inventory - November



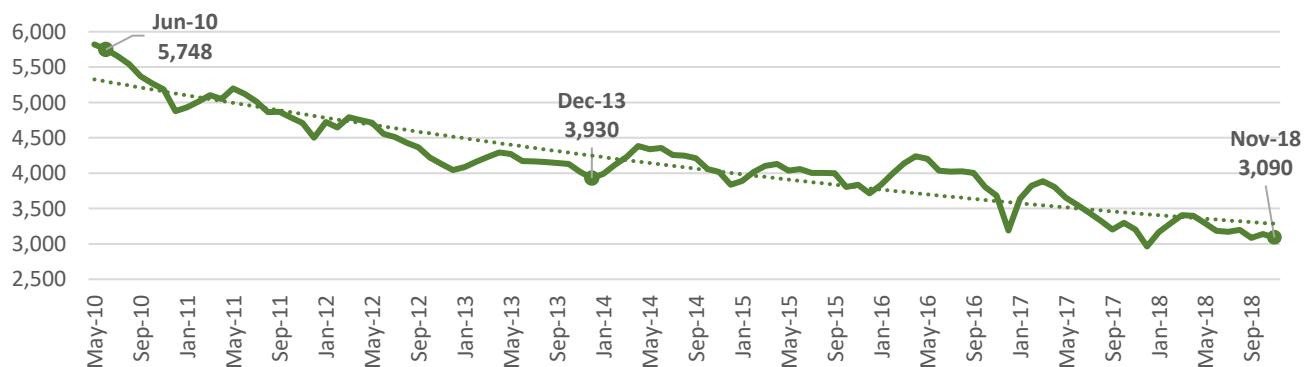
Historical Data



Condo Inventory – November

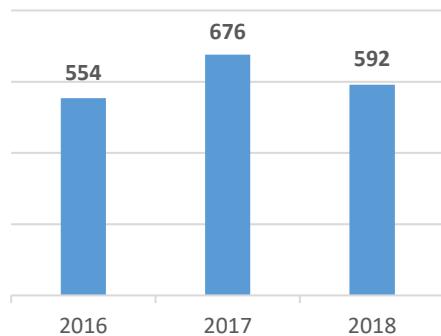


Historical Data

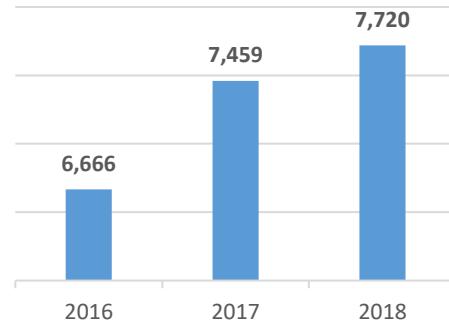


Closed Sales – SFR

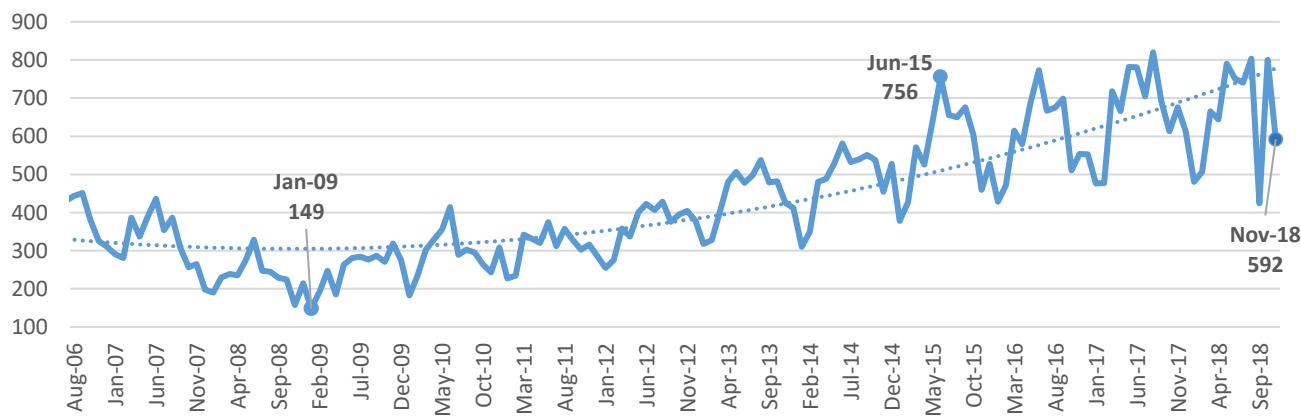
November



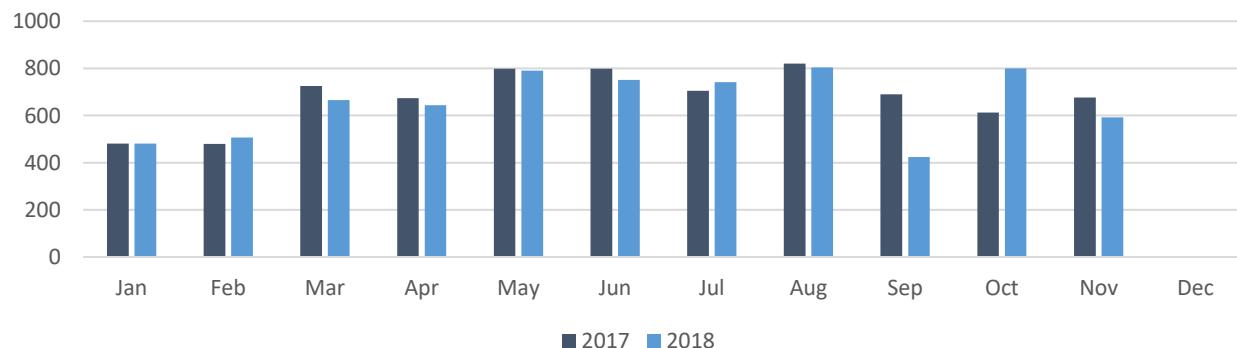
Year to Date



Historical Data



Year Over Year

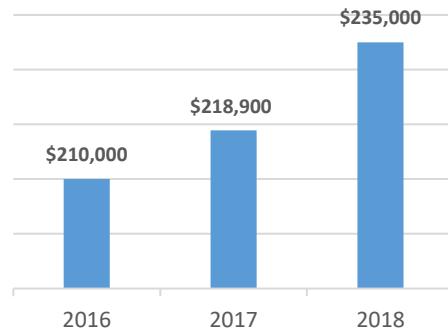


Median Sales Price – SFR

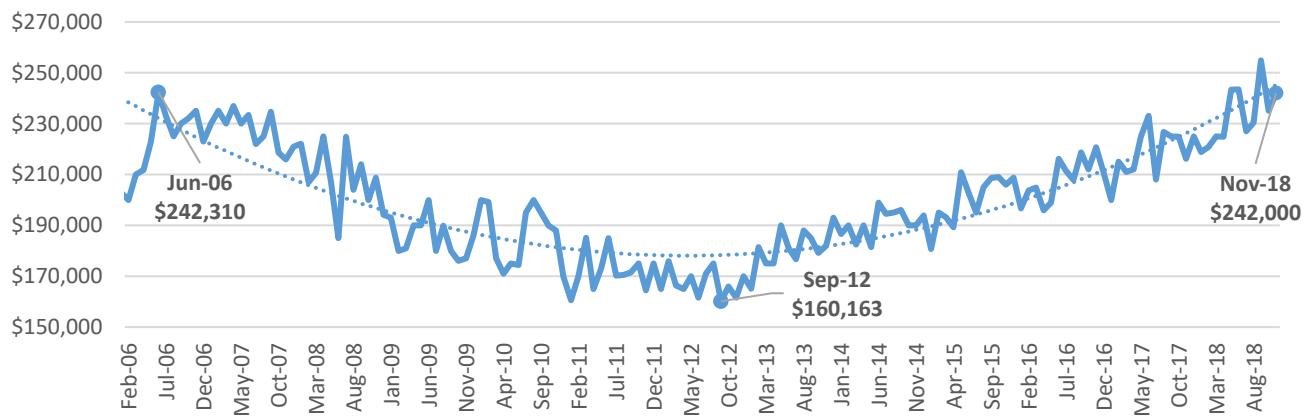
November



Year to Date

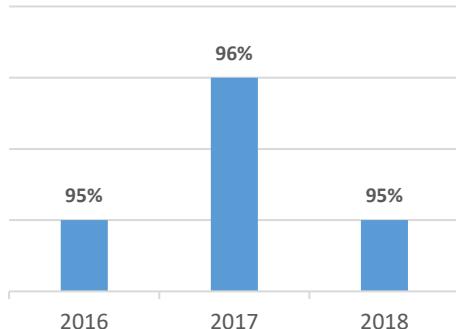


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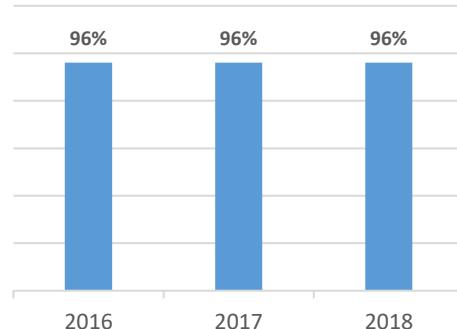


Sold to List Price Ratio – SFR

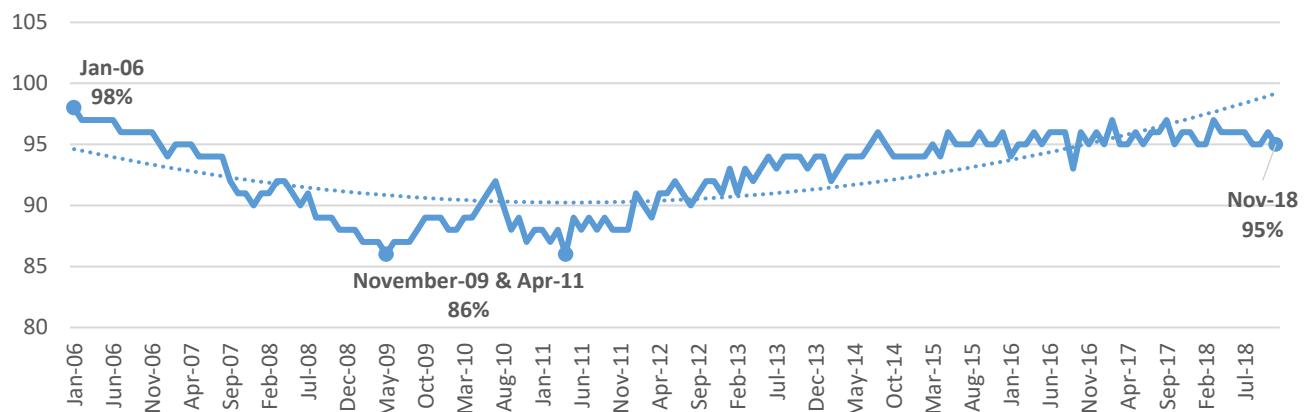
November



Year to Date



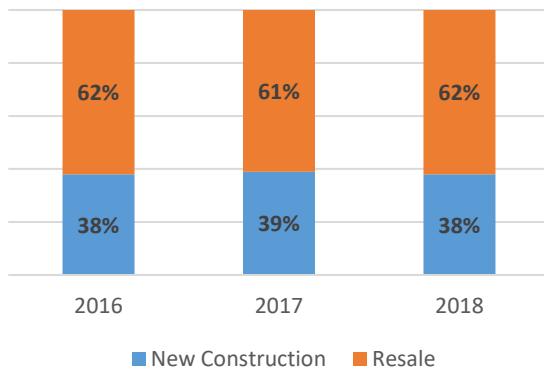
Historical Data



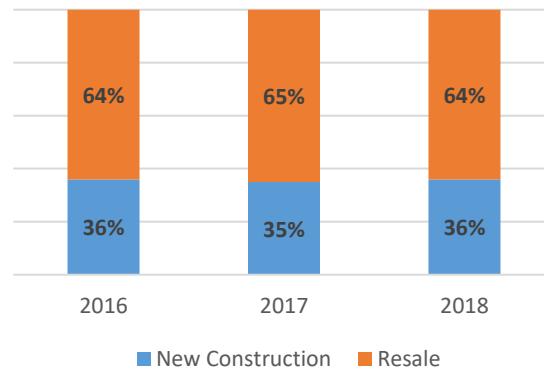
New Construction vs Resale – SFR

% of Total Sales

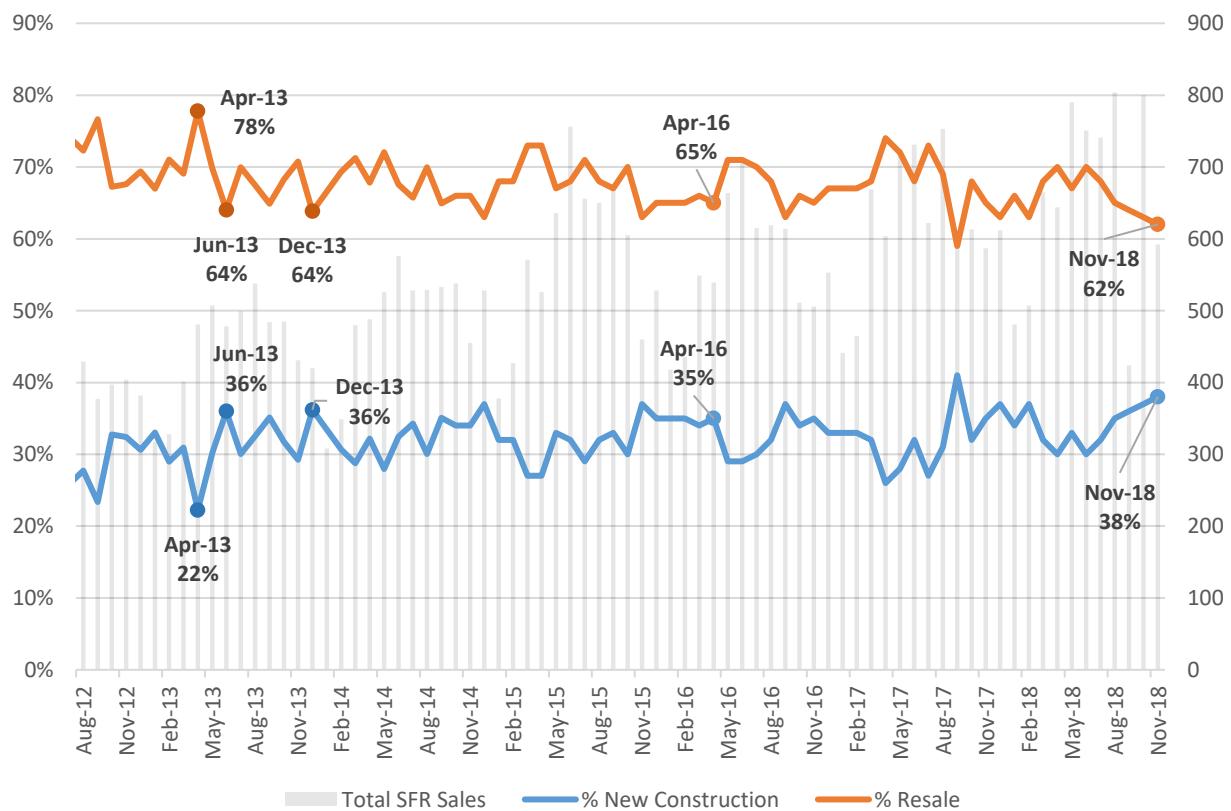
November



Year to Date



Historical Data – % of Total Sales



New Construction vs Resale – SFR

Median Sales Price

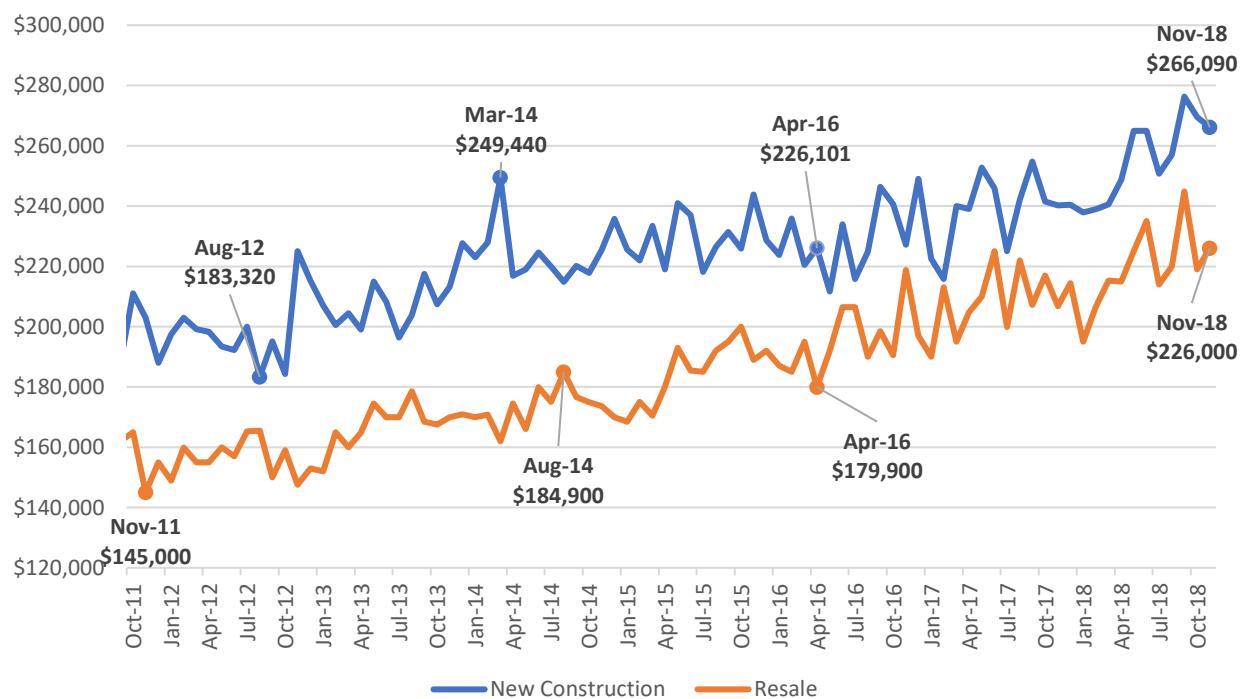
November



Year to Date

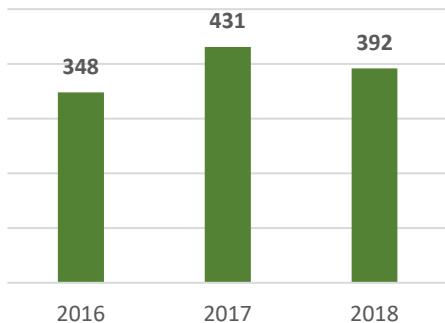


Historical Data – Median Sales Price

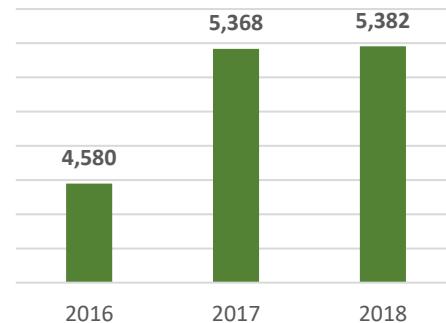


Closed Sales – Condo

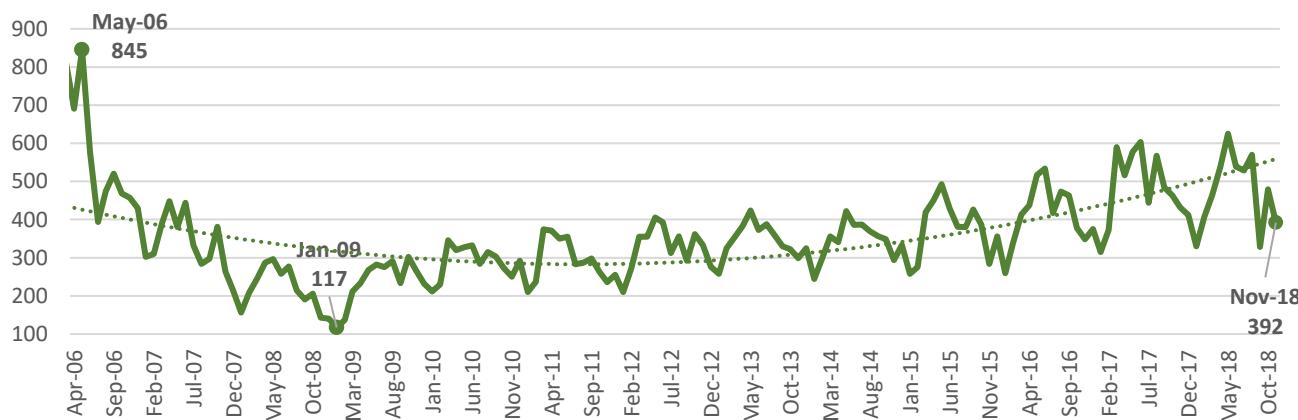
November



Year to Date



Historical Data



Year Over Year



Median Sales Price – Condo

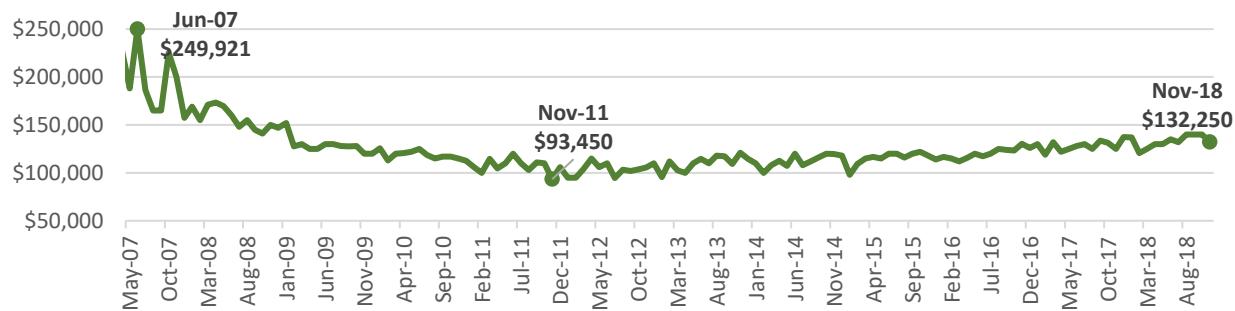
November



Year to Date

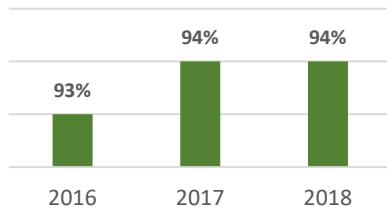


Historical Data

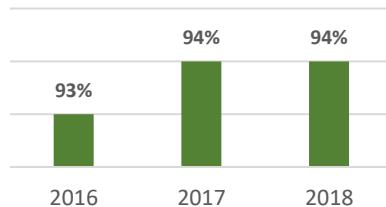


Sold to List Price Ratio – Condo

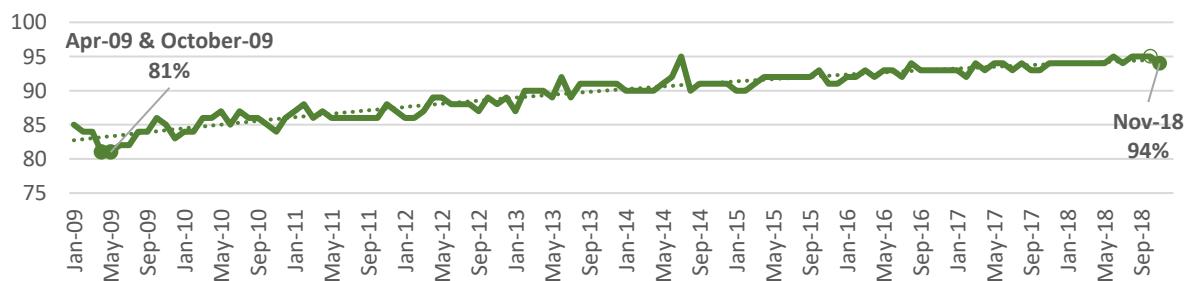
November



Year to Date

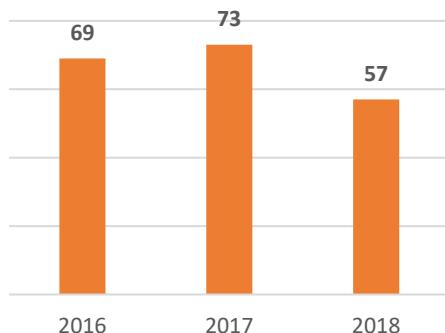


Historical Data

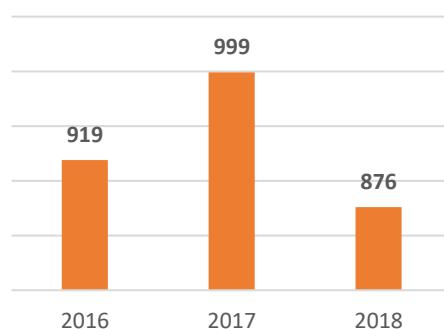


Closed Sales – Residential Lot

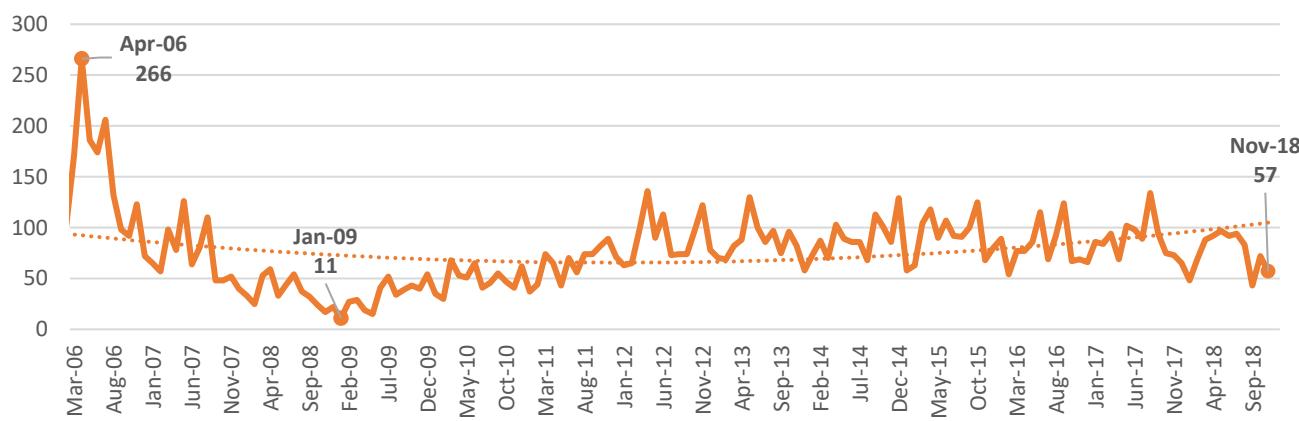
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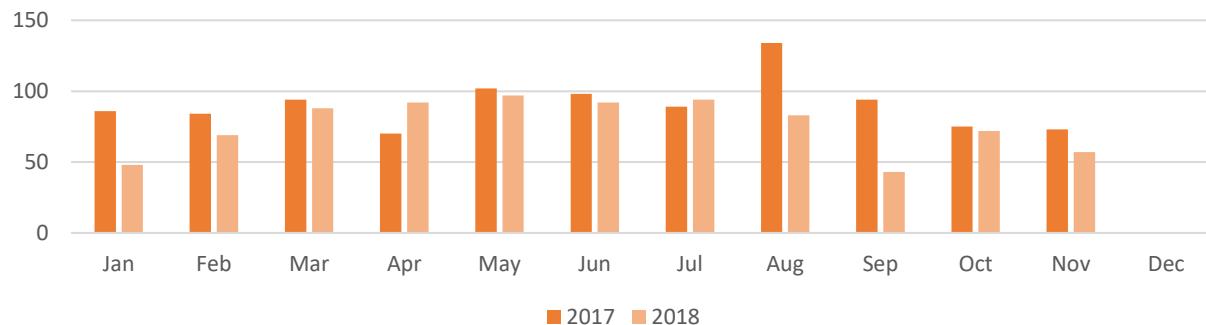
Year to Date



Historical Data



Year Over Year



Median Sales Price – Residential Lot

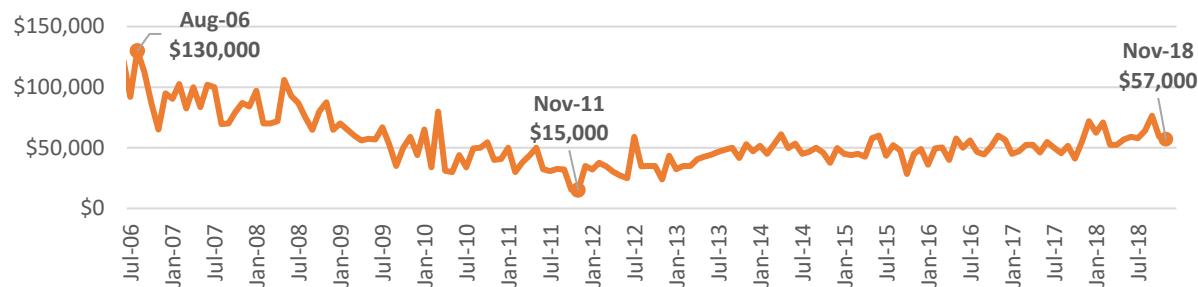
November



Year to Date

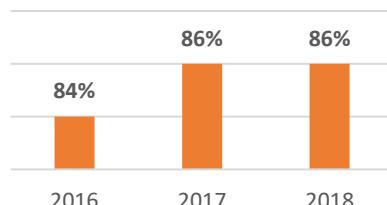


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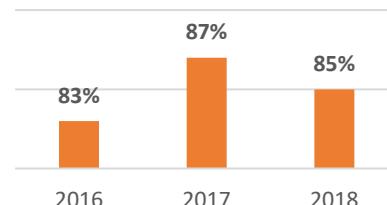


Sold to List Price Ratio – Residential Lot

November



Year to Date



Historical Data

