Home sales slump in Oconee, surge in Pickens

Lake Keowee home values spike 22 percent over a year ago

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THE JOURNAL

WALHALLA — The latest housing market information released for the Western Upstate shows that Oconee County took it on the chin in August.

Home sales recorded in Seneca, Salem, Walhalla and Westminster totaled 32 in August or almost 22 percent less than the 41 homes that sold the previous month.

Seneca sales took the biggest hit.

According to information released by the South Carolina Realtors Association, Seneca real estate pros closed on 13 sales in August, a 48 percent drop from the 25 closings in July.

Salem area home sales that include Lake Keowee properties were a bright spot in Oconee with sales up 57 percent and the median sale price rebounding 22 percent over a year ago.

Pickens County fared better than Oconee with 52 sales registered in August, an increase of 44.4 percent over the 36 homes sold in July.

Clemson showed the biggest improvement with 16 sales, or a 77.7 percent increase from the nine sales the previous month.

Anderson County's August home sales also posted positive gains with 92 closings or 21 percent more than the previous month.

Looking at the big picture, year-to-date data show the tri-county area outperforming last year's home sales.

Year-to-date, Oconee is up 10.7 percent, Pickens

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County is exceeding last year's sales by 25 percent and Anderson is on the plus side by 14.7 percent.

Statewide, home sales in August plummeted 21 percent from the previous month.

Year-to-date median sales price in the Western Upstate is $125,000, which reflects no change from a year ago.

The median sales price is the point where half of the homes sold for more and the other half for less.

The biggest spike in the median sales price of homes in the Western Upstate was registered in the Salem area, which includes Lake Keowee real estate.

Year-to-date median sales price in the Salem area is $344,500, an increase of 22.5 percent over the same period a year ago when the median sales price stood at $281,250.

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AREA HOME SALES

	August	July
Oconee County		
Seneca	13	25
Salem	11	7
Walhalla	3	5
Westminster	5	4
Totals	32	41
Pickens County		
Clemson	16	9
Central	8	5
Easley	20	13
Liberty	4	5
Pickens	4	4
Totals	52	36

Source: S.C. Association of Realtors



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August home sales in Oconee County slumped by 22 percent over the previous month, the latest housing market information shows. Home sales in Pickens County surged by more than 40 percent.