

# Local housing market stays hot

BY CARLOS GALARZA-VEVE  
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SENECA — Local real estate professionals who suffered through the lean years following the Great Recession and survived are now reaping the rewards of a hot market that continues to be sustained by strong economic indicators despite the recent stock market scare.

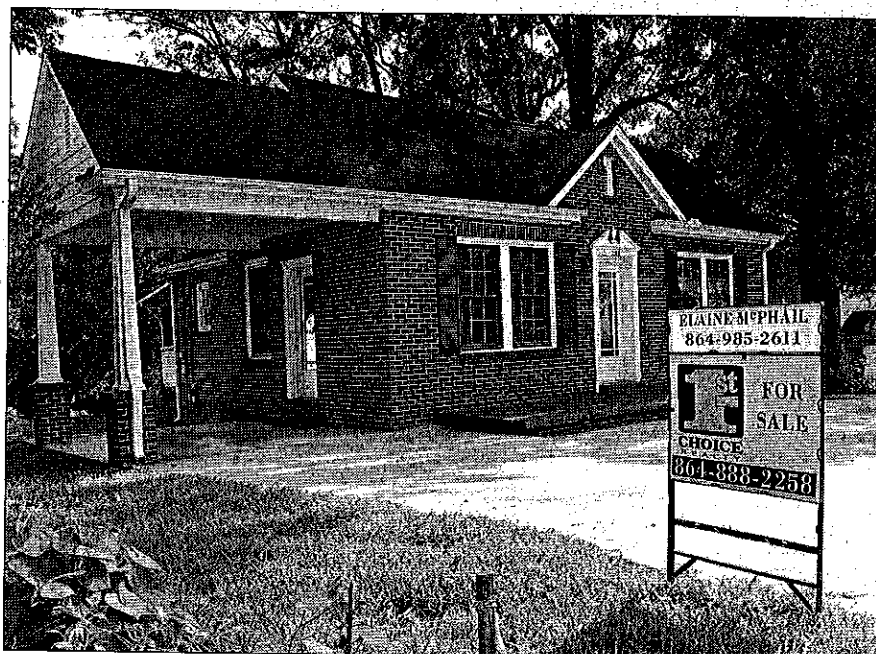
Revised housing market information released this week for July by South Carolina Realtors shows home sales eclipsing last year's numbers by more than 17 percent — a rate that mirrors sales statewide.

Julie Allen, who founded Golden Corner Realty in Seneca 15 years ago and saw business boom and her company grow when the local market reached its pinnacle in 2006, told *The Journal* earlier this year that she survived the Great Recession, which lingered from 2009 through 2012, on "a hope and prayer."

Allen and other realtors in town say 2015 reminds them of the housing market's "good years."

July was a repeat of this year's positive trend in the Western Upstate market that covers Anderson, Oconee and Pickens counties, as Realtors racked up 461 sales, an increase of 17.3 percent over July 2014.

Zeroing in on the local market in Seneca, Realtors closed on 59 sales in July, an increase of 25.5 percent over last year. Year-to-date, 286 homes have sold in the Seneca area at a rate that is more than 24 percent better than at this time in 2014.



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**The Upstate housing market continues to trend upward, according to numbers released this week by South Carolina Realtors.**

The median sales price in the Seneca market year-to-date is almost \$179,000, or nearly 12 percent higher than the 2014 median sales price of \$160,000. Homes in Seneca stayed on the market an average of 129 days before they sold, a drop of 20 percent from 2014, when spent on average 160 days on the market.

The Clemson housing market saw less activity than Seneca in July. There were 30 sales registered in the college town last month, a 7 percent increase over the 28 recorded last year. Year-to-date, 146 sales

have closed, a 14 percent bump over the 128 homes sold in 2014.

Unlike in Seneca, where prices are climbing, the median sales price of homes in the Clemson area dropped almost 7 percent from \$188,200 in 2014 to \$176,000 to date this year.

The outlook for the market remains strong the remainder of the year, with rates remaining relatively low, said Nick Kremydas, head of South Carolina Realtors.

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