

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



June 2018

We are firmly within summer during an economically strong year in the U.S., thus real estate activity is busy. There are still generally more buyers than sellers in most price and housing style categories, so prices will continue to rise until that situation changes. For the 12-month period spanning July 2017 through June 2018, Pending Sales in the Pee Dee region were down 5.8 percent overall. The price range with the largest gain in sales was the \$100,001 to \$150,000 range, where they increased 0.8 percent.

The overall Median Sales Price was up 1.7 percent to \$135,000. The property type with the largest price gain was the Condos segment, where prices increased 3.3 percent to \$89,900. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 124 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 147 days.

Market-wide, inventory levels were up 25.6 percent. The property type that gained the most inventory was the Condos segment, where it increased 43.5 percent. That amounts to 8.5 months supply for Single-Family homes and 8.8 months supply for Condos.

Quick Facts

+ 0.8%

- 2.0%

- 4.9%

Price Range With the
Strongest Sales:
\$100,001 to \$150,000

Bedroom Count With
Strongest Sales:
3 Bedrooms

Property Type With
Strongest Sales:
Single-Family

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

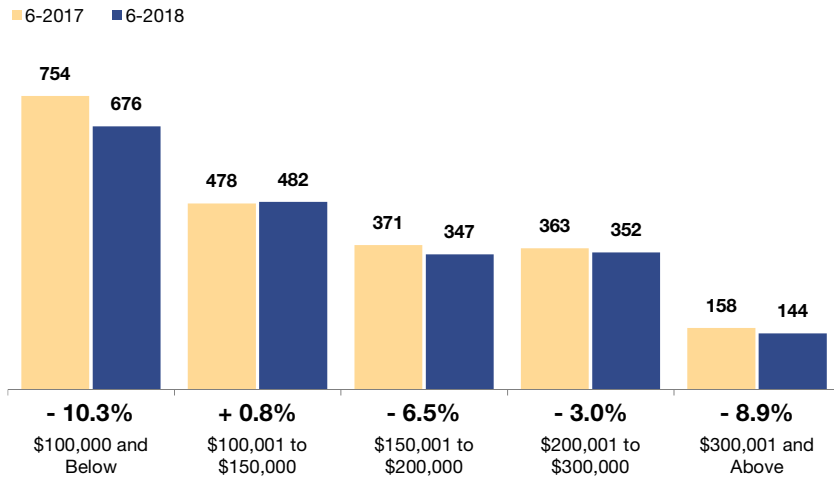


Pending Sales

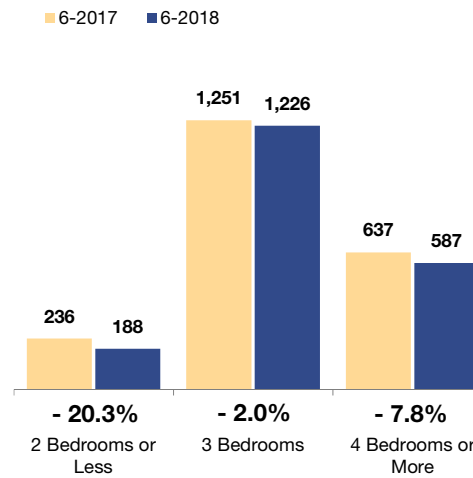
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



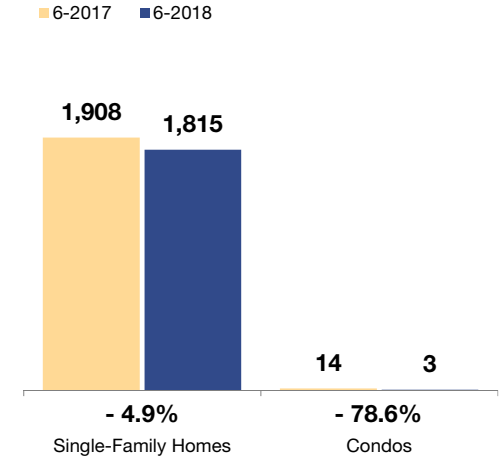
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2017	6-2018	Change
\$100,000 and Below	754	676	- 10.3%
\$100,001 to \$150,000	478	482	+ 0.8%
\$150,001 to \$200,000	371	347	- 6.5%
\$200,001 to \$300,000	363	352	- 3.0%
\$300,001 and Above	158	144	- 8.9%
All Price Ranges	2,124	2,001	- 5.8%

Single-Family Homes

6-2017	6-2018	Change	6-2017	6-2018	Change
567	531	- 6.3%	10	3	- 70.0%
451	449	- 0.4%	4	0	- 100.0%
370	342	- 7.6%	0	0	--
362	350	- 3.3%	0	0	--
158	143	- 9.5%	0	0	--
1,908	1,815	- 4.9%	14	3	- 78.6%

Condos

By Bedroom Count	6-2017	6-2018	Change
2 Bedrooms or Less	236	188	- 20.3%
3 Bedrooms	1,251	1,226	- 2.0%
4 Bedrooms or More	637	587	- 7.8%
All Bedroom Counts	2,124	2,001	- 5.8%

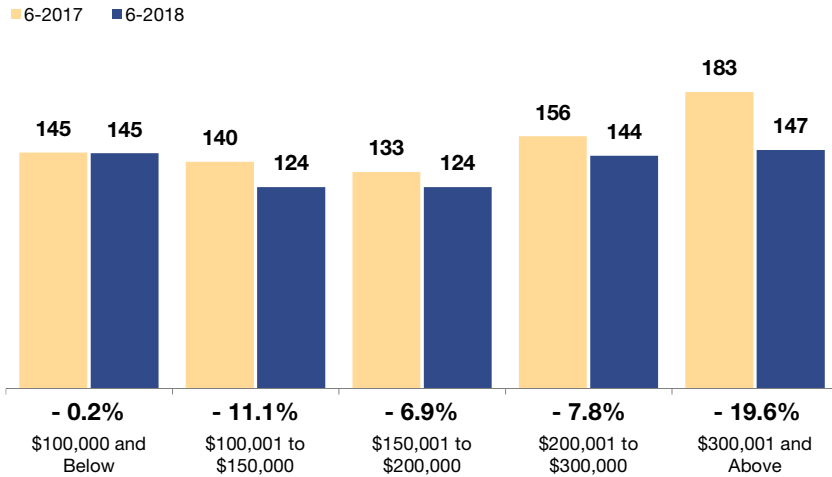
6-2017	6-2018	Change	6-2017	6-2018	Change
160	128	- 20.0%	8	1	- 87.5%
1,140	1,130	- 0.9%	6	2	- 66.7%
608	557	- 8.4%	0	0	--
1,908	1,815	- 4.9%	14	3	- 78.6%

Days on Market Until Sale

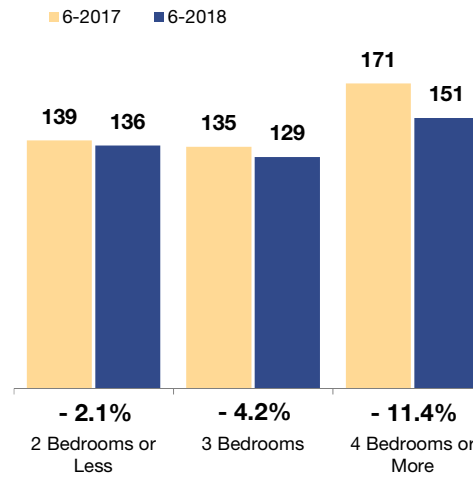
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



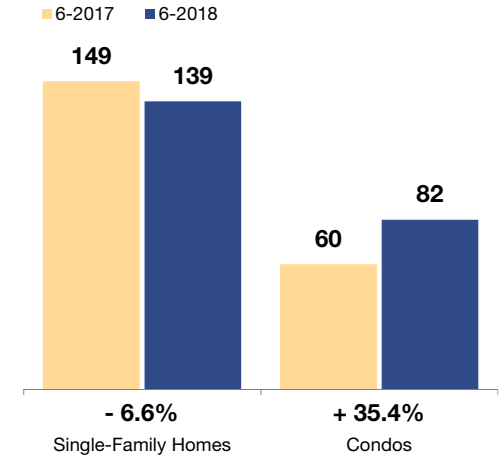
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2017	6-2018	Change
\$100,000 and Below	145	145	- 0.2%
\$100,001 to \$150,000	140	124	- 11.1%
\$150,001 to \$200,000	133	124	- 6.9%
\$200,001 to \$300,000	156	144	- 7.8%
\$300,001 and Above	183	147	- 19.6%
All Price Ranges	146	137	- 6.6%

Single-Family Homes

6-2017	6-2018	Change
153	155	+ 1.7%
141	123	- 12.8%
134	125	- 6.7%
155	144	- 7.3%
184	147	- 19.9%
149	139	- 6.6%

Condos

6-2017	6-2018	Change
68	68	- 0.3%
47	0	- 100.0%
0	110	--
0	0	--
0	137	--
60	82	+ 35.4%

By Bedroom Count

6-2017	6-2018	Change
139	136	- 2.1%
135	129	- 4.2%
171	151	- 11.4%
146	137	- 6.6%

6-2017	6-2018	Change
150	150	- 0.1%
135	130	- 3.7%
174	154	- 11.9%
149	139	- 6.6%

6-2017	6-2018	Change
48	79	+ 66.7%
73	84	+ 14.6%
0	0	--
60	82	+ 35.4%

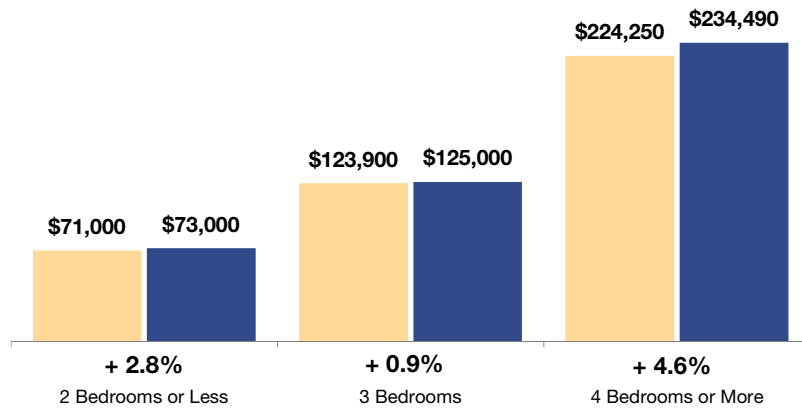
Median Sales Price

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



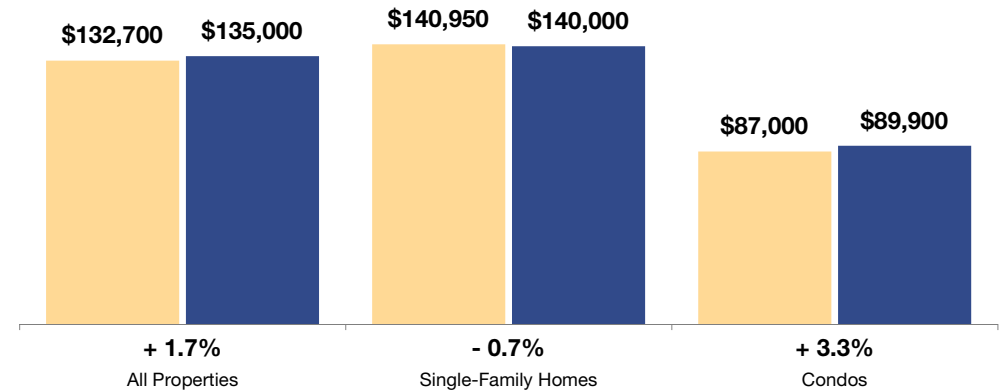
By Bedroom Count

6-2017 6-2018



By Property Type

6-2017 6-2018



All Properties

By Bedroom Count

	6-2017	6-2018	Change
2 Bedrooms or Less	\$71,000	\$73,000	+ 2.8%
3 Bedrooms	\$123,900	\$125,000	+ 0.9%
4 Bedrooms or More	\$224,250	\$234,490	+ 4.6%
All Bedroom Counts	\$132,700	\$135,000	+ 1.7%

Single-Family Homes

	6-2017	6-2018	Change	6-2017	6-2018	Change
	\$63,950	\$66,000	+ 3.2%	\$87,000	\$88,000	+ 1.1%
	\$129,000	\$129,900	+ 0.7%	\$85,500	\$94,250	+ 10.2%
	\$230,000	\$240,000	+ 4.3%	\$97,000	\$0	- 100.0%
All	\$140,950	\$140,000	- 0.7%	\$87,000	\$89,900	+ 3.3%

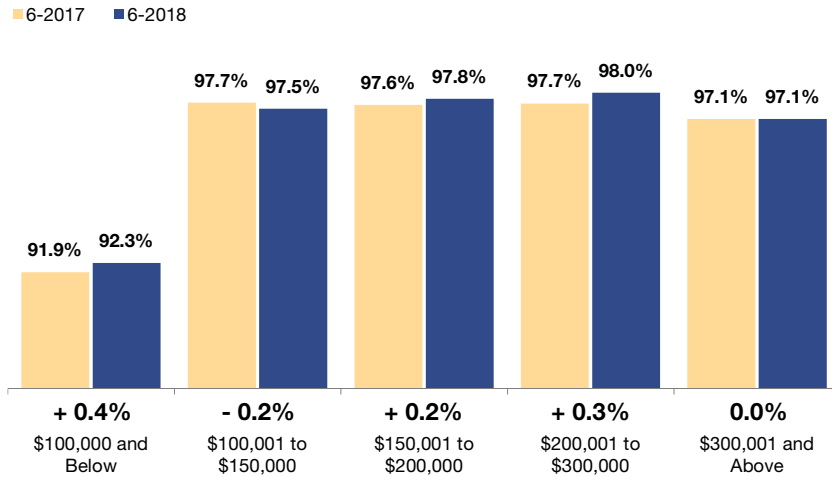
Condos

Percent of List Price Received

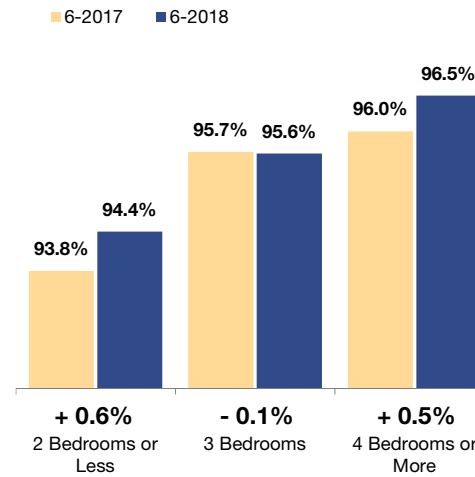
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



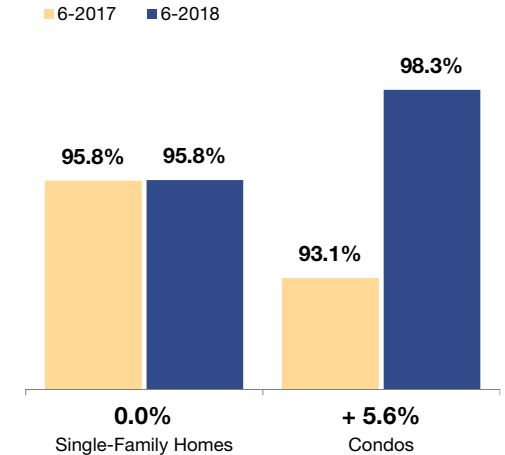
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2017	6-2018	Change
\$100,000 and Below	91.9%	92.3%	+ 0.4%
\$100,001 to \$150,000	97.7%	97.5%	- 0.2%
\$150,001 to \$200,000	97.6%	97.8%	+ 0.2%
\$200,001 to \$300,000	97.7%	98.0%	+ 0.3%
\$300,001 and Above	97.1%	97.1%	0.0%
All Price Ranges	95.6%	95.8%	+ 0.2%

Single-Family Homes

6-2017	6-2018	Change
91.6%	91.5%	- 0.1%
97.6%	97.5%	- 0.1%
97.6%	97.8%	+ 0.2%
97.7%	98.0%	+ 0.3%
97.1%	97.2%	+ 0.1%
95.8%	95.8%	0.0%

Condos

6-2017	6-2018	Change
90.7%	97.9%	+ 7.9%
97.1%	0.0%	- 100.0%
0.0%	102.1%	--
0.0%	0.0%	--
0.0%	94.1%	--
93.1%	98.3%	+ 5.6%

By Bedroom Count

6-2017	6-2018	Change
93.8%	94.4%	+ 0.6%
95.7%	95.6%	- 0.1%
96.0%	96.5%	+ 0.5%
95.6%	95.8%	+ 0.2%

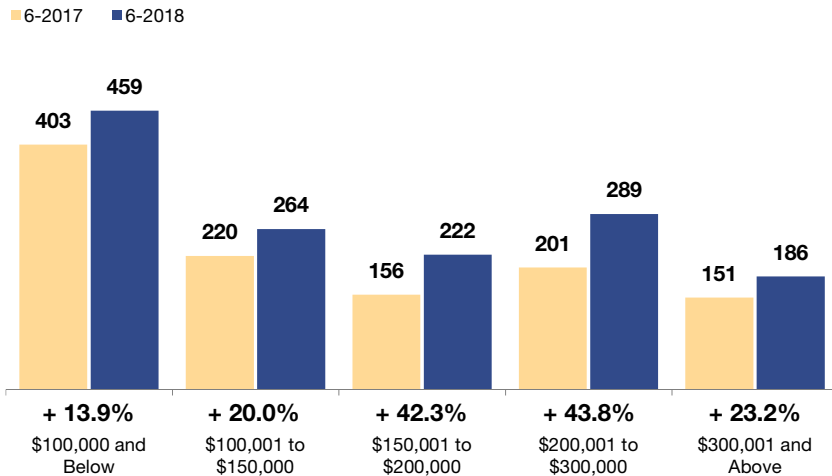
6-2017	6-2018	Change
92.9%	93.2%	+ 0.3%
95.9%	95.8%	- 0.1%
96.3%	96.6%	+ 0.3%
95.8%	95.8%	0.0%

Inventory of Homes for Sale

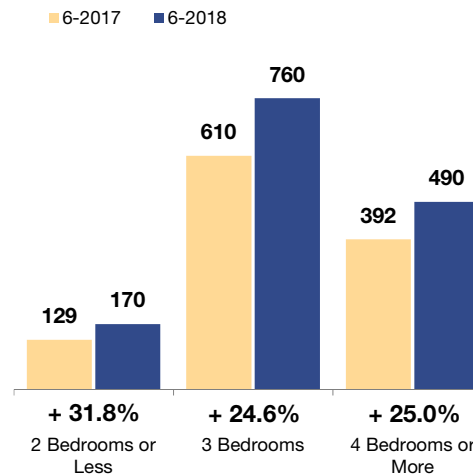
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



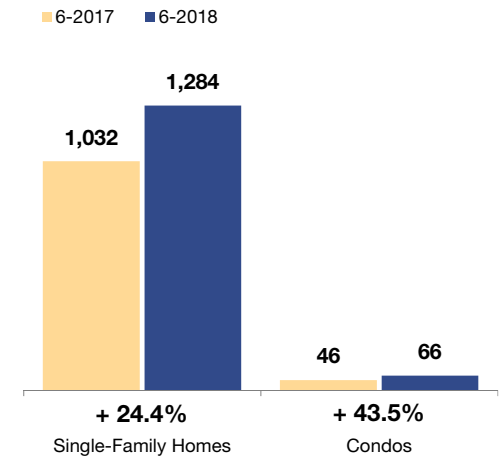
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2017	6-2018	Change
\$100,000 and Below	403	459	+ 13.9%
\$100,001 to \$150,000	220	264	+ 20.0%
\$150,001 to \$200,000	156	222	+ 42.3%
\$200,001 to \$300,000	201	289	+ 43.8%
\$300,001 and Above	151	186	+ 23.2%
All Price Ranges	1,131	1,420	+ 25.6%

Single-Family Homes

By Price Range	6-2017	6-2018	Change
\$100,000 and Below	325	361	+ 11.1%
\$100,001 to \$150,000	201	240	+ 19.4%
\$150,001 to \$200,000	155	213	+ 37.4%
\$200,001 to \$300,000	200	284	+ 42.0%
\$300,001 and Above	151	186	+ 23.2%
All Price Ranges	1,032	1,284	+ 24.4%

Condos

By Price Range	6-2017	6-2018	Change
\$100,000 and Below	31	46	+ 48.4%
\$100,001 to \$150,000	14	11	- 21.4%
\$150,001 to \$200,000	0	5	--
\$200,001 to \$300,000	1	4	+ 300.0%
\$300,001 and Above	0	0	--
All Price Ranges	46	66	+ 43.5%

By Bedroom Count

By Bedroom Count	6-2017	6-2018	Change
2 Bedrooms or Less	129	170	+ 31.8%
3 Bedrooms	610	760	+ 24.6%
4 Bedrooms or More	392	490	+ 25.0%
All Bedroom Counts	1,131	1,420	+ 25.6%

By Bedroom Count	6-2017	6-2018	Change
2 Bedrooms or Less	92	126	+ 37.0%
3 Bedrooms	564	690	+ 22.3%
4 Bedrooms or More	376	468	+ 24.5%
All Bedroom Counts	1,032	1,284	+ 24.4%

By Bedroom Count	6-2017	6-2018	Change
2 Bedrooms or Less	34	38	+ 11.8%
3 Bedrooms	12	27	+ 125.0%
4 Bedrooms or More	0	1	--
All Bedroom Counts	46	66	+ 43.5%

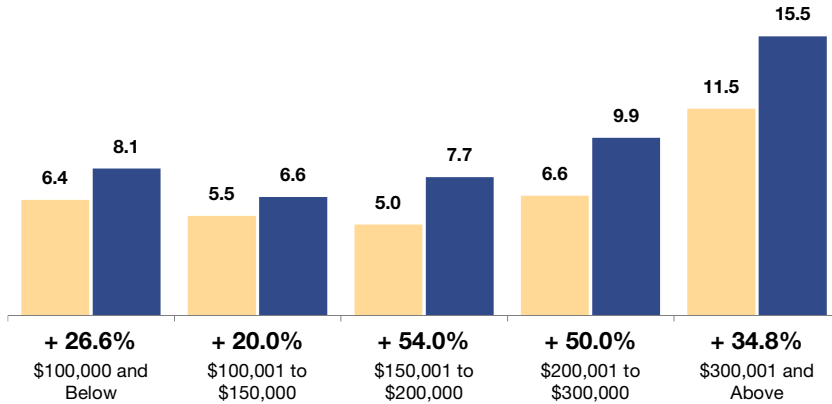
Months Supply of Inventory

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.**



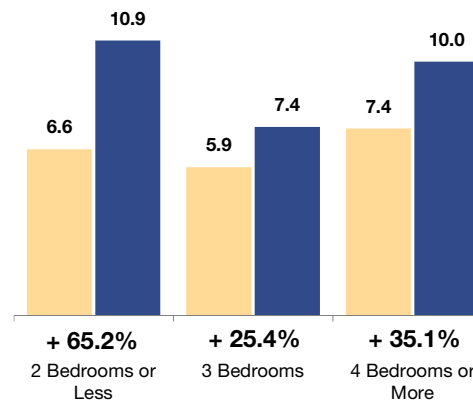
By Price Range

6-2017 6-2018



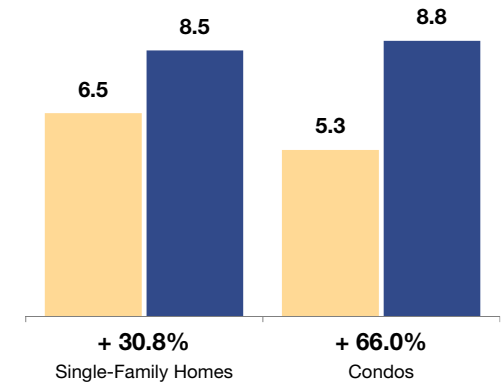
By Bedroom Count

6-2017 6-2018



By Property Type

6-2017 6-2018



All Properties

By Price Range	6-2017	6-2018	Change
\$100,000 and Below	6.4	8.1	+ 26.6%
\$100,001 to \$150,000	5.5	6.6	+ 20.0%
\$150,001 to \$200,000	5.0	7.7	+ 54.0%
\$200,001 to \$300,000	6.6	9.9	+ 50.0%
\$300,001 and Above	11.5	15.5	+ 34.8%
All Price Ranges	6.4	8.5	+ 32.8%

Single-Family Homes

6-2017	6-2018	Change
6.9	8.2	+ 18.8%
5.3	6.4	+ 20.8%
5.0	7.5	+ 50.0%
6.6	9.7	+ 47.0%
11.5	15.6	+ 35.7%
6.5	8.5	+ 30.8%

Condos

6-2017	6-2018	Change
4.7	9.2	+ 95.7%
5.5	4.4	- 20.0%
0.0	2.5	--
1.0	4.0	+ 300.0%
0.0	0.0	--
5.3	8.8	+ 66.0%

By Bedroom Count

6-2017	6-2018	Change
6.6	10.9	+ 65.2%
5.9	7.4	+ 25.4%
7.4	10.0	+ 35.1%
6.4	8.5	+ 32.8%

6-2017	6-2018	Change
6.9	11.8	+ 71.0%
5.9	7.3	+ 23.7%
7.4	10.1	+ 36.5%
6.5	8.5	+ 30.8%