

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## August 2021

With housing prices soaring and record-low inventory throughout much of the country, many prospective buyers have opted to rent for the time being, only to find conditions much the same in the rental market. Indeed, competition for rental properties is strong: the national median rent has increased 11.4% since January, and rent growth this year is surpassing the average growth over the same months from 2017 – 2019 in 98 out of the 100 largest cities in the nation, according to Apartment List. For the 12-month period spanning September 2020 through August 2021, Pending Sales in the Pee Dee region were down 3.5 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 38.4 percent.

The overall Median Sales Price was up 16.0 percent to \$174,000. The property type with the largest price gain was the Condos segment, where prices increased 29.2 percent to \$108,500. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 90 days; the price range that tended to sell the slowest was the \$100,000 and Below range at 120 days.

Market-wide, inventory levels were up 29.0 percent. The property type that gained the most inventory was the Condos segment, where it increased 43.5 percent. That amounts to 3.8 months supply for Single-Family homes and 3.6 months supply for Condos.

## Quick Facts

**+ 38.4%**

**+ 3.4%**

**- 3.1%**

Price Range With the Strongest Sales:

**\$300,001 and Above**

Bedroom Count With Strongest Sales:

**4 Bedrooms or More**

Property Type With Strongest Sales:

**Single-Family**

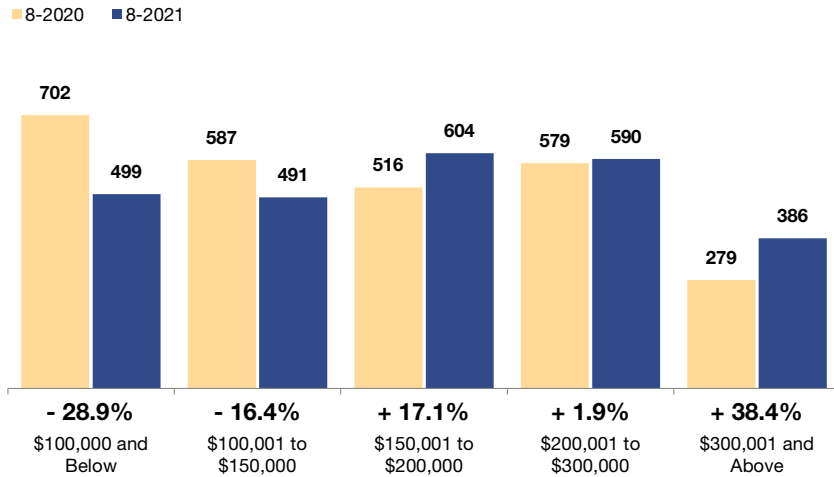
Pending Sales	<b>2</b>
Days on Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>

# Pending Sales

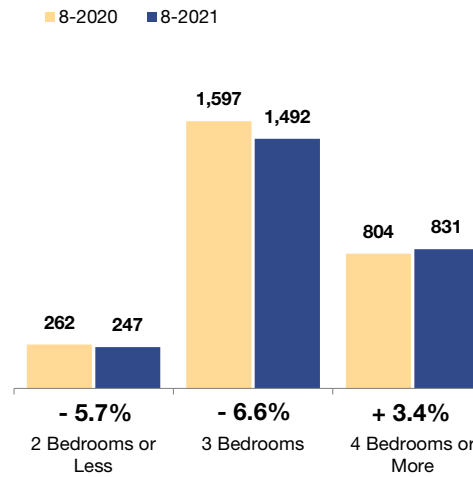
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



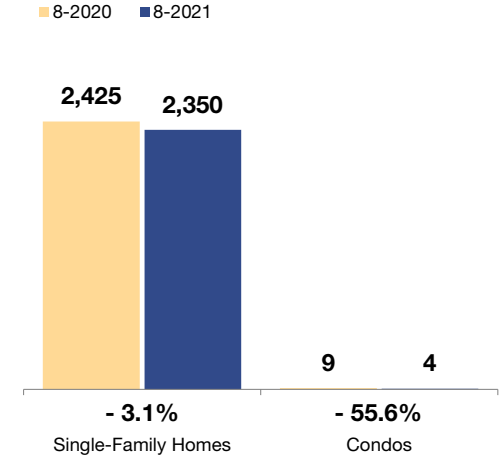
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	8-2020	8-2021	Change
\$100,000 and Below	702	499	- 28.9%
\$100,001 to \$150,000	587	491	- 16.4%
\$150,001 to \$200,000	516	604	+ 17.1%
\$200,001 to \$300,000	579	590	+ 1.9%
\$300,001 and Above	279	386	+ 38.4%
<b>All Price Ranges</b>	<b>2,663</b>	<b>2,570</b>	<b>- 3.5%</b>

### Single-Family Homes

8-2020	8-2021	Change
529	386	- 27.0%
537	409	- 23.8%
504	588	+ 16.7%
578	582	+ 0.7%
277	385	+ 39.0%
<b>2,425</b>	<b>2,350</b>	<b>- 3.1%</b>

### Condos

8-2020	8-2021	Change
3	2	- 33.3%
5	2	- 60.0%
1	0	- 100.0%
0	0	--
0	0	--
<b>9</b>	<b>4</b>	<b>- 55.6%</b>

### By Bedroom Count

8-2020	8-2021	Change
262	247	- 5.7%
1,597	1,492	- 6.6%
804	831	+ 3.4%
<b>2,663</b>	<b>2,570</b>	<b>- 3.5%</b>

8-2020	8-2021	Change
175	175	0.0%
1,477	1,374	- 7.0%
773	801	+ 3.6%
<b>2,425</b>	<b>2,350</b>	<b>- 3.1%</b>

8-2020	8-2021	Change
6	3	- 50.0%
3	1	- 66.7%
0	0	--
<b>9</b>	<b>4</b>	<b>- 55.6%</b>

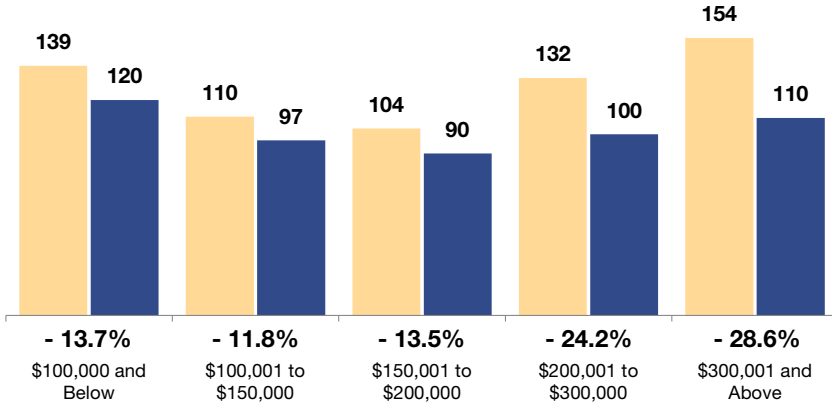
# Days on Market Until Sale

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



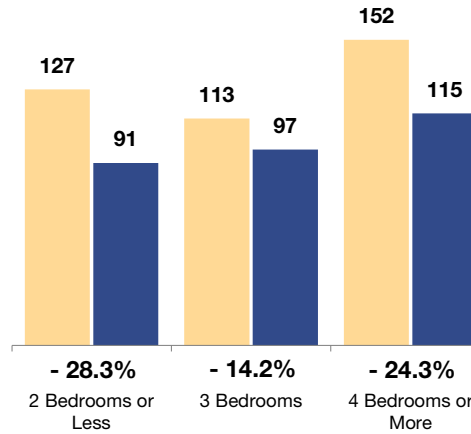
## By Price Range

8-2020 8-2021



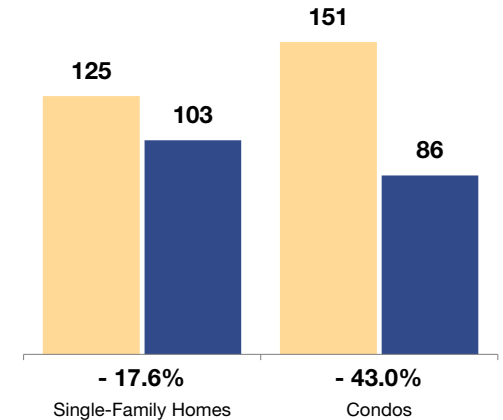
## By Bedroom Count

8-2020 8-2021



## By Property Type

8-2020 8-2021



### All Properties

#### By Price Range

	8-2020	8-2021	Change
\$100,000 and Below	139	120	- 13.7%
\$100,001 to \$150,000	110	97	- 11.8%
\$150,001 to \$200,000	104	90	- 13.5%
\$200,001 to \$300,000	132	100	- 24.2%
\$300,001 and Above	154	110	- 28.6%
<b>All Price Ranges</b>	<b>126</b>	<b>103</b>	<b>- 18.3%</b>

### Single-Family Homes

	8-2020	8-2021	Change
2 Bedrooms or Less	136	125	- 8.1%
3 Bedrooms	110	99	- 10.0%
4 Bedrooms or More	104	90	- 13.5%
	132	100	- 24.2%
	155	110	- 29.0%
<b>All Single-Family Homes</b>	<b>125</b>	<b>103</b>	<b>- 17.6%</b>

### Condos

	8-2020	8-2021	Change
	186	105	- 43.5%
	67	48	- 28.4%
	184	86	- 53.3%
	0	73	0.0%
	45	0	- 100.0%
<b>All Condos</b>	<b>151</b>	<b>86</b>	<b>- 43.0%</b>

#### By Bedroom Count

	8-2020	8-2021	Change
2 Bedrooms or Less	127	91	- 28.3%
3 Bedrooms	113	97	- 14.2%
4 Bedrooms or More	152	115	- 24.3%
<b>All Bedroom Counts</b>	<b>126</b>	<b>103</b>	<b>- 18.3%</b>

	8-2020	8-2021	Change
2 Bedrooms or Less	128	97	- 24.2%
3 Bedrooms	111	97	- 12.6%
4 Bedrooms or More	151	115	- 23.8%
<b>All Single-Family Homes</b>	<b>125</b>	<b>103</b>	<b>- 17.6%</b>

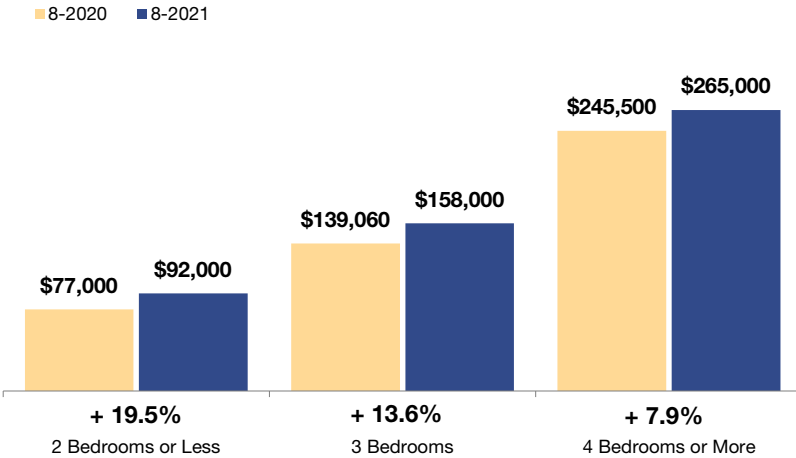
	8-2020	8-2021	Change
	162	41	- 74.7%
	137	168	+ 22.6%
	0	0	0.0%
<b>All Condos</b>	<b>151</b>	<b>86</b>	<b>- 43.0%</b>

# Median Sales Price

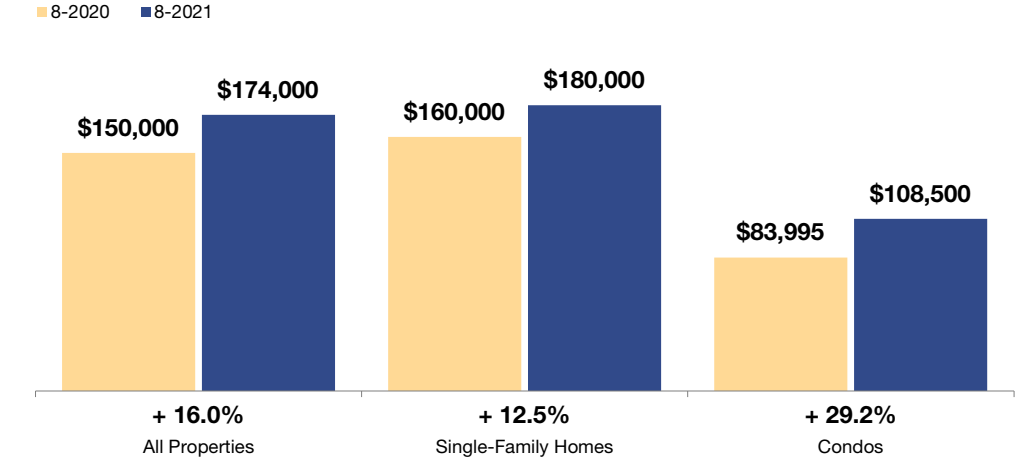
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Bedroom Count



## By Property Type



### All Properties

#### By Bedroom Count

	8-2020	8-2021	Change
2 Bedrooms or Less	\$77,000	\$92,000	+ 19.5%
3 Bedrooms	\$139,060	\$158,000	+ 13.6%
4 Bedrooms or More	\$245,500	\$265,000	+ 7.9%
<b>All Bedroom Counts</b>	<b>\$150,000</b>	<b>\$174,000</b>	<b>+ 16.0%</b>

### Single-Family Homes

	8-2020	8-2021	Change	8-2020	8-2021	Change
	\$77,000	\$90,000	+ 16.9%	\$80,250	\$104,450	+ 30.2%
	\$143,000	\$162,000	+ 13.3%	\$98,700	\$111,000	+ 12.5%
	\$249,900	\$269,900	+ 8.0%	\$0	\$193,500	--
<b>All Bedroom Counts</b>	<b>\$160,000</b>	<b>\$180,000</b>	<b>+ 12.5%</b>	<b>\$83,995</b>	<b>\$108,500</b>	<b>+ 29.2%</b>

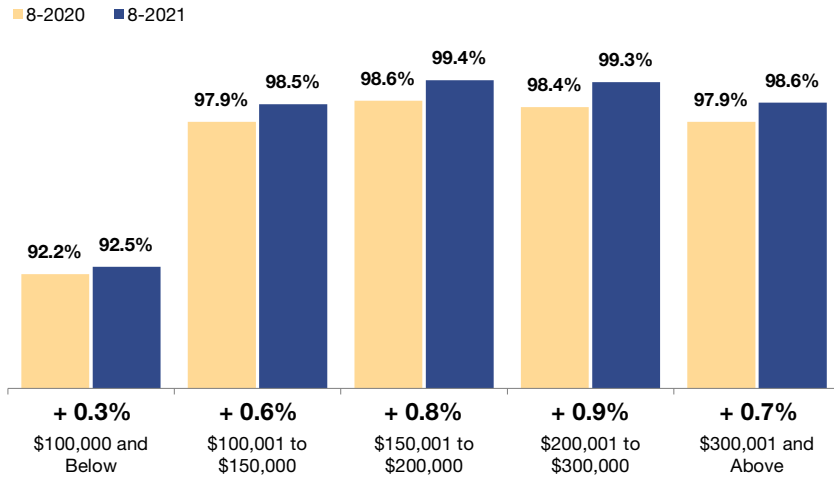
### Condos

# Percent of List Price Received

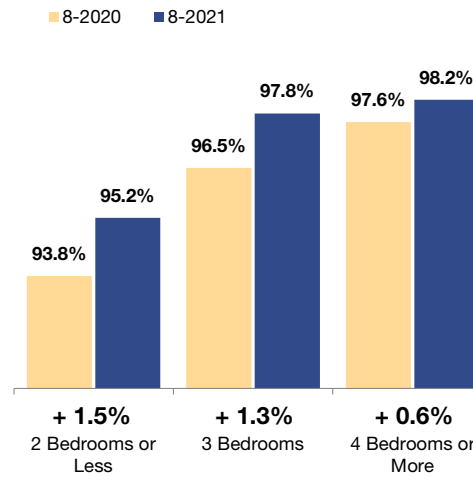
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



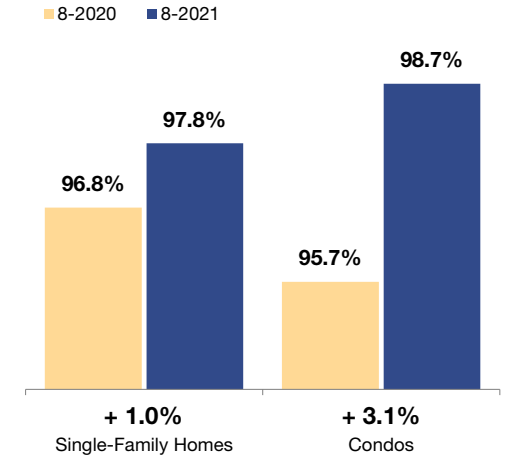
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	8-2020	8-2021	Change
\$100,000 and Below	92.2%	92.5%	+ 0.3%
\$100,001 to \$150,000	97.9%	98.5%	+ 0.6%
\$150,001 to \$200,000	98.6%	99.4%	+ 0.8%
\$200,001 to \$300,000	98.4%	99.3%	+ 0.9%
\$300,001 and Above	97.9%	98.6%	+ 0.7%
<b>All Price Ranges</b>	<b>96.5%</b>	<b>97.7%</b>	<b>+ 1.2%</b>

### Single-Family Homes

8-2020	8-2021	Change
92.0%	91.9%	- 0.1%
97.9%	98.5%	+ 0.6%
98.7%	99.4%	+ 0.7%
98.4%	99.4%	+ 1.0%
97.9%	98.6%	+ 0.7%
<b>96.8%</b>	<b>97.8%</b>	<b>+ 1.0%</b>

### Condos

8-2020	8-2021	Change
96.0%	96.6%	+ 0.6%
94.2%	97.8%	+ 3.8%
96.2%	105.7%	+ 9.9%
0.0%	95.5%	--
94.9%	0.0%	- 100.0%
<b>95.7%</b>	<b>98.7%</b>	<b>+ 3.1%</b>

### By Bedroom Count

8-2020	8-2021	Change
93.8%	95.2%	+ 1.5%
96.5%	97.8%	+ 1.3%
97.6%	98.2%	+ 0.6%
<b>96.5%</b>	<b>97.7%</b>	<b>+ 1.2%</b>

8-2020	8-2021	Change
93.1%	94.1%	+ 1.1%
96.8%	98.0%	+ 1.2%
97.8%	98.3%	+ 0.5%
<b>96.8%</b>	<b>97.8%</b>	<b>+ 1.0%</b>

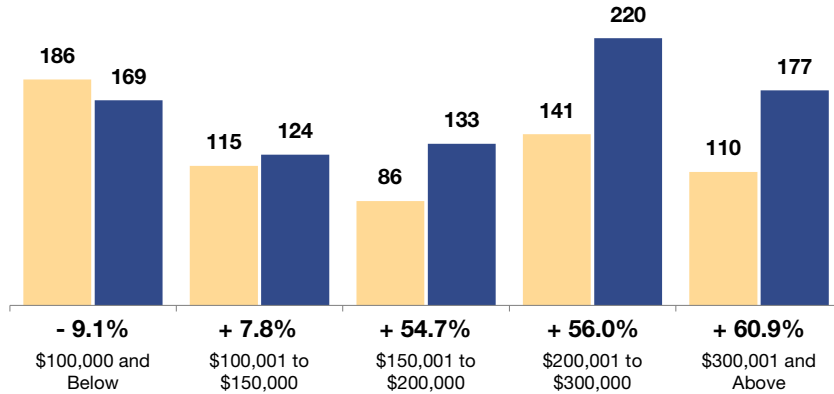
# Inventory of Homes for Sale

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



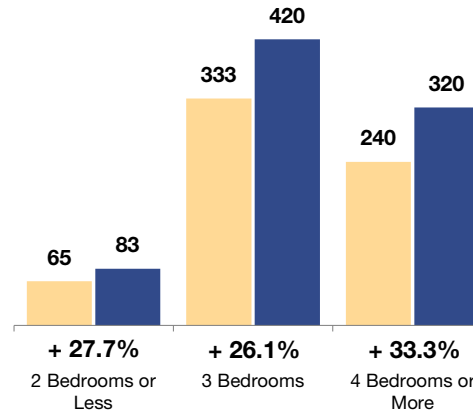
## By Price Range

8-2020 8-2021



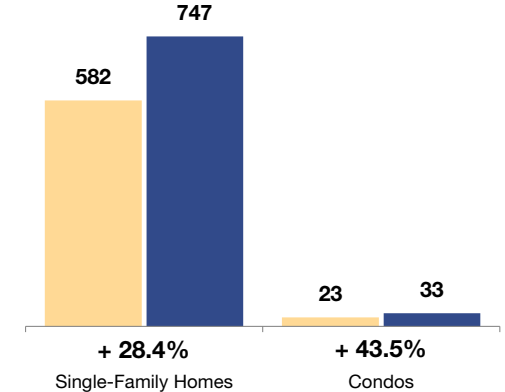
## By Bedroom Count

8-2020 8-2021



## By Property Type

8-2020 8-2021



### All Properties

By Price Range	8-2020	8-2021	Change
\$100,000 and Below	186	169	- 9.1%
\$100,001 to \$150,000	115	124	+ 7.8%
\$150,001 to \$200,000	86	133	+ 54.7%
\$200,001 to \$300,000	141	220	+ 56.0%
\$300,001 and Above	110	177	+ 60.9%
<b>All Price Ranges</b>	<b>638</b>	<b>823</b>	<b>+ 29.0%</b>

### Single-Family Homes

8-2020	8-2021	Change
149	129	- 13.4%
97	94	- 3.1%
85	129	+ 51.8%
141	218	+ 54.6%
110	177	+ 60.9%
<b>582</b>	<b>747</b>	<b>+ 28.4%</b>

### Condos

8-2020	8-2021	Change
10	18	+ 80.0%
13	15	+ 15.4%
0	0	--
0	0	--
0	0	--
<b>23</b>	<b>33</b>	<b>+ 43.5%</b>

## By Bedroom Count

8-2020	8-2021	Change
65	83	+ 27.7%
333	420	+ 26.1%
240	320	+ 33.3%
<b>638</b>	<b>823</b>	<b>+ 29.0%</b>

8-2020	8-2021	Change
50	59	+ 18.0%
302	384	+ 27.2%
230	304	+ 32.2%
<b>582</b>	<b>747</b>	<b>+ 28.4%</b>

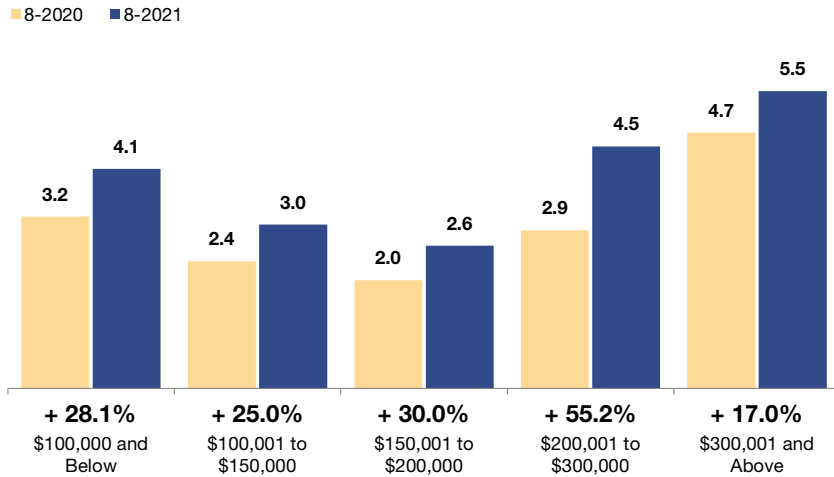
8-2020	8-2021	Change
13	22	+ 69.2%
9	10	+ 11.1%
1	1	0.0%
<b>23</b>	<b>33</b>	<b>+ 43.5%</b>

# Months Supply of Inventory

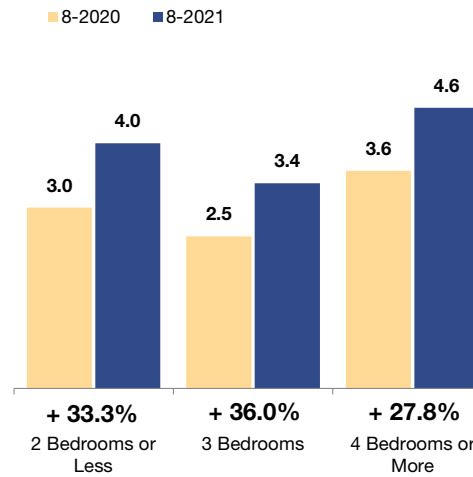
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



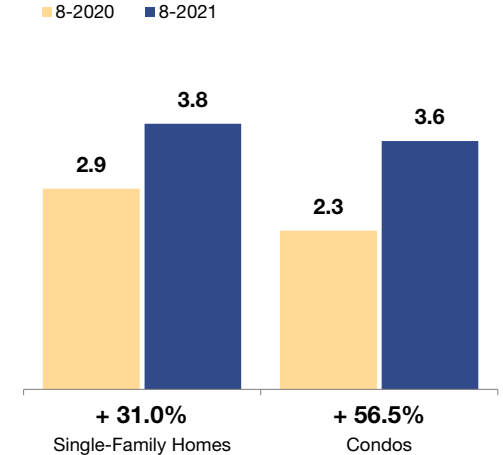
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	8-2020	8-2021	Change
\$100,000 and Below	3.2	4.1	+ 28.1%
\$100,001 to \$150,000	2.4	3.0	+ 25.0%
\$150,001 to \$200,000	2.0	2.6	+ 30.0%
\$200,001 to \$300,000	2.9	4.5	+ 55.2%
\$300,001 and Above	4.7	5.5	+ 17.0%
<b>All Price Ranges</b>	<b>2.9</b>	<b>3.8</b>	<b>+ 31.0%</b>

### Single-Family Homes

8-2020	8-2021	Change
3.4	4.0	+ 17.6%
2.2	2.8	+ 27.3%
2.0	2.6	+ 30.0%
2.9	4.5	+ 55.2%
4.8	5.5	+ 14.6%
<b>2.9</b>	<b>3.8</b>	<b>+ 31.0%</b>

### Condos

8-2020	8-2021	Change
1.6	5.0	+ 212.5%
4.5	3.3	- 26.7%
0.0	0.0	--
0.0	--	--
0.0	--	--
<b>2.3</b>	<b>3.6</b>	<b>+ 56.5%</b>

### By Bedroom Count

8-2020	8-2021	Change
3.0	4.0	+ 33.3%
2.5	3.4	+ 36.0%
3.6	4.6	+ 27.8%
<b>2.9</b>	<b>3.8</b>	<b>+ 31.0%</b>

8-2020	8-2021	Change
3.4	4.0	+ 17.6%
2.5	3.4	+ 36.0%
3.6	4.6	+ 27.8%
<b>2.9</b>	<b>3.8</b>	<b>+ 31.0%</b>