

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



October 2021

Despite labor shortages and supply chain disruptions, new home construction continues along at a steady pace, with the latest data from the U.S. Department of Housing and Urban Development reporting new home sales rose 14% to a seasonally adjusted rate of 800,000 this fall. Strong demand for new housing can be seen in the increase in builder confidence as well as in the surge in new home prices, which are posting double-digit increases this fall. For the 12-month period spanning November 2020 through October 2021, Pending Sales in the Pee Dee region were down 1.1 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 41.8 percent.

The overall Median Sales Price was up 12.2 percent to \$175,000. The property type with the largest price gain was the Condos segment, where prices increased 20.7 percent to \$105,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 88 days; the price range that tended to sell the slowest was the \$100,000 and Below range at 108 days.

Market-wide, inventory levels were up 35.5 percent. The property type that gained the most inventory was the Condos segment, where it increased 47.1 percent. That amounts to 3.5 months supply for Single-Family homes and 2.4 months supply for Condos.

Quick Facts

+ 41.8%

+ 9.3%

- 2.4%

Price Range With the Strongest Sales:

\$300,001 and Above

Bedroom Count With Strongest Sales:

2 Bedrooms or Less

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

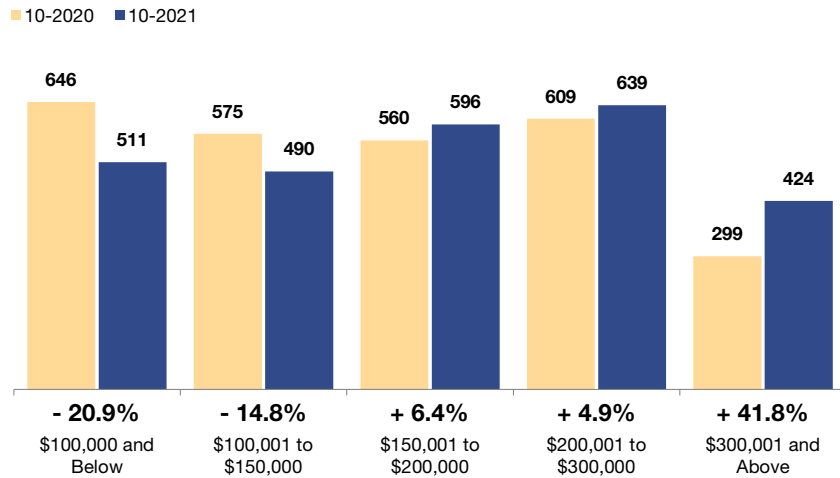


Pending Sales

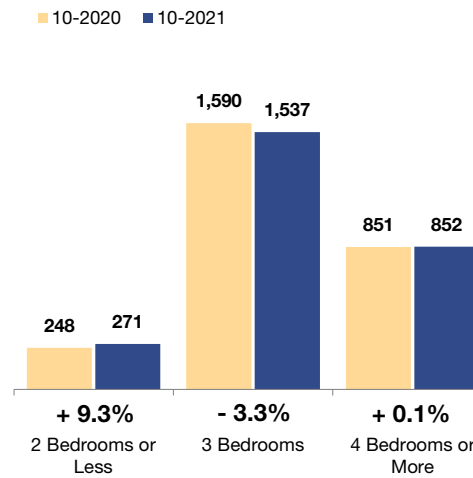
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



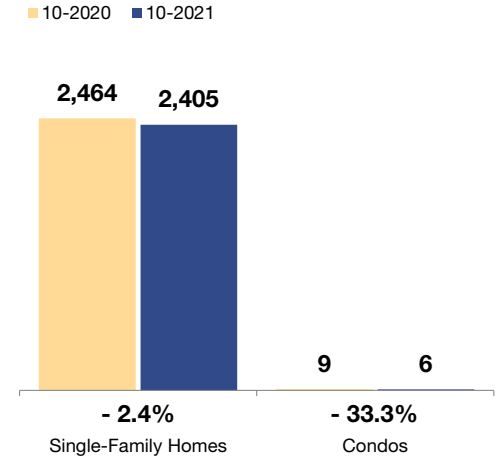
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2020	10-2021	Change
\$100,000 and Below	646	511	- 20.9%
\$100,001 to \$150,000	575	490	- 14.8%
\$150,001 to \$200,000	560	596	+ 6.4%
\$200,001 to \$300,000	609	639	+ 4.9%
\$300,001 and Above	299	424	+ 41.8%
All Price Ranges	2,689	2,660	- 1.1%

Single-Family Homes

	10-2020	10-2021	Change
2 Bedrooms or Less	489	381	- 22.1%
3 Bedrooms	522	398	- 23.8%
4 Bedrooms or More	548	575	+ 4.9%
	608	628	+ 3.3%
	297	423	+ 42.4%
All Single-Family Homes	2,464	2,405	- 2.4%

Condos

	10-2020	10-2021	Change
	5	1	- 80.0%
	4	4	0.0%
	0	1	--
	0	0	--
	0	0	--
All Condos	9	6	- 33.3%

By Bedroom Count

	10-2020	10-2021	Change
2 Bedrooms or Less	248	271	+ 9.3%
3 Bedrooms	1,590	1,537	- 3.3%
4 Bedrooms or More	851	852	+ 0.1%
All Bedroom Counts	2,689	2,660	- 1.1%

	10-2020	10-2021	Change
2 Bedrooms or Less	163	186	+ 14.1%
3 Bedrooms	1,482	1,398	- 5.7%
4 Bedrooms or More	819	821	+ 0.2%
All Single-Family Homes	2,464	2,405	- 2.4%

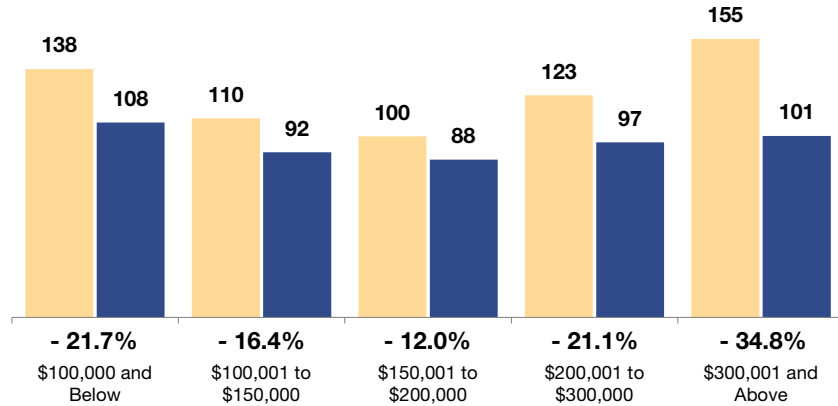
Days on Market Until Sale

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



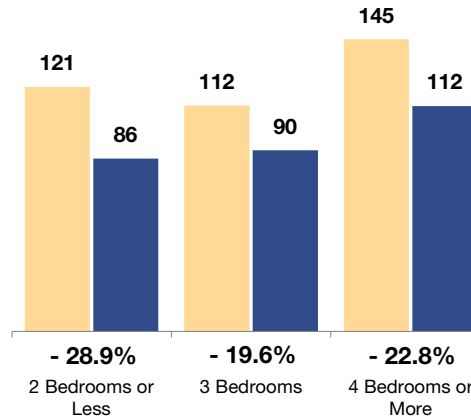
By Price Range

10-2020 10-2021



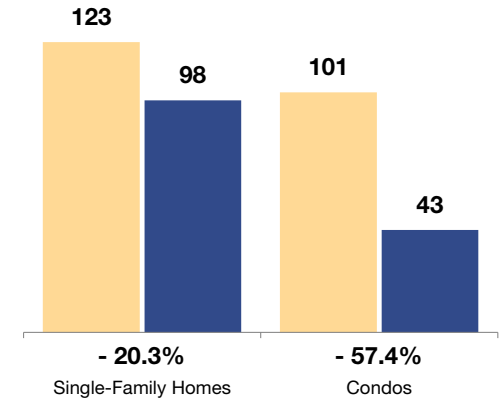
By Bedroom Count

10-2020 10-2021



By Property Type

10-2020 10-2021



All Properties

By Price Range

	10-2020	10-2021	Change
\$100,000 and Below	138	108	- 21.7%
\$100,001 to \$150,000	110	92	- 16.4%
\$150,001 to \$200,000	100	88	- 12.0%
\$200,001 to \$300,000	123	97	- 21.1%
\$300,001 and Above	155	101	- 34.8%
All Price Ranges	123	97	- 21.1%

Single-Family Homes

	10-2020	10-2021	Change
136	115	- 15.4%	
113	93	- 17.7%	
100	88	- 12.0%	
123	98	- 20.3%	
155	101	- 34.8%	
123	98	- 20.3%	

Condos

	10-2020	10-2021	Change
151	45	- 70.2%	
62	49	- 21.0%	
0	1	0.0%	
0	0	0.0%	
0	0	0.0%	
101	43	- 57.4%	

By Bedroom Count

	10-2020	10-2021	Change
2 Bedrooms or Less	121	86	- 28.9%
3 Bedrooms	112	90	- 19.6%
4 Bedrooms or More	145	112	- 22.8%
All Bedroom Counts	123	97	- 21.1%

	10-2020	10-2021	Change
128	94	- 26.6%	
110	91	- 17.3%	
145	112	- 22.8%	
123	98	- 20.3%	

	10-2020	10-2021	Change
80	40	- 50.0%	
176	53	- 69.9%	
0	0	0.0%	
101	43	- 57.4%	

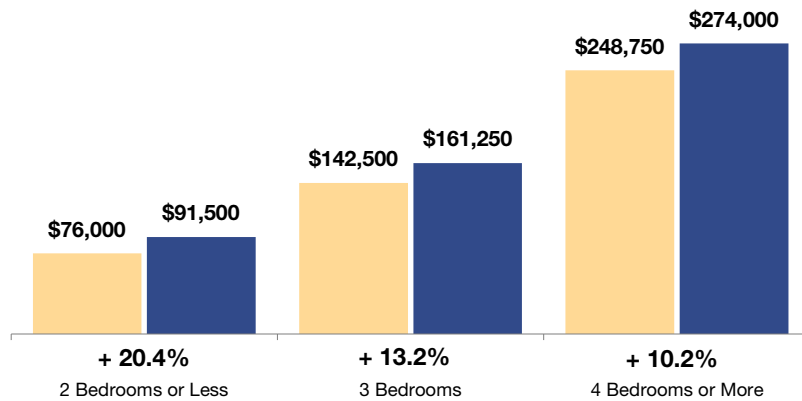
Median Sales Price

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



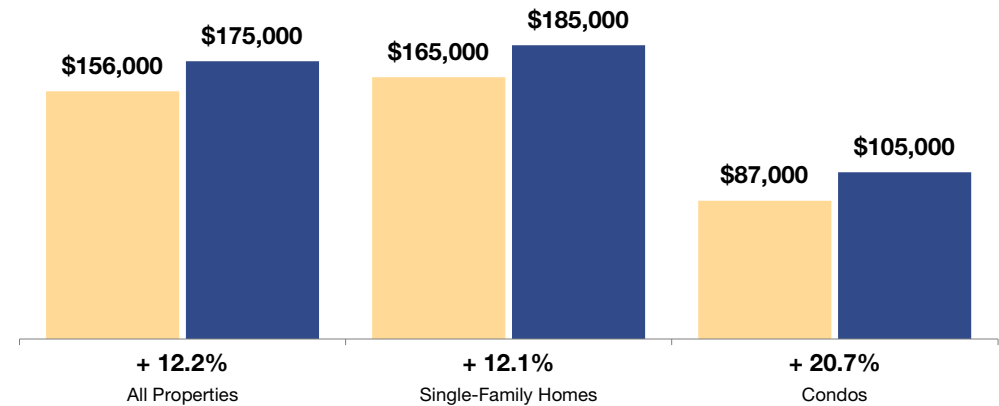
By Bedroom Count

10-2020 10-2021



By Property Type

10-2020 10-2021



All Properties

By Bedroom Count

	10-2020	10-2021	Change
2 Bedrooms or Less	\$76,000	\$91,500	+ 20.4%
3 Bedrooms	\$142,500	\$161,250	+ 13.2%
4 Bedrooms or More	\$248,750	\$274,000	+ 10.2%
All Bedroom Counts	\$156,000	\$175,000	+ 12.2%

Single-Family Homes

	10-2020	10-2021	Change	10-2020	10-2021	Change
	\$68,950	\$90,000	+ 30.5%	\$81,000	\$98,950	+ 22.2%
	\$147,700	\$165,000	+ 11.7%	\$100,000	\$110,000	+ 10.0%
	\$250,000	\$279,500	+ 11.8%	\$0	\$193,500	--
All Properties	\$165,000	\$185,000	+ 12.1%	\$87,000	\$105,000	+ 20.7%

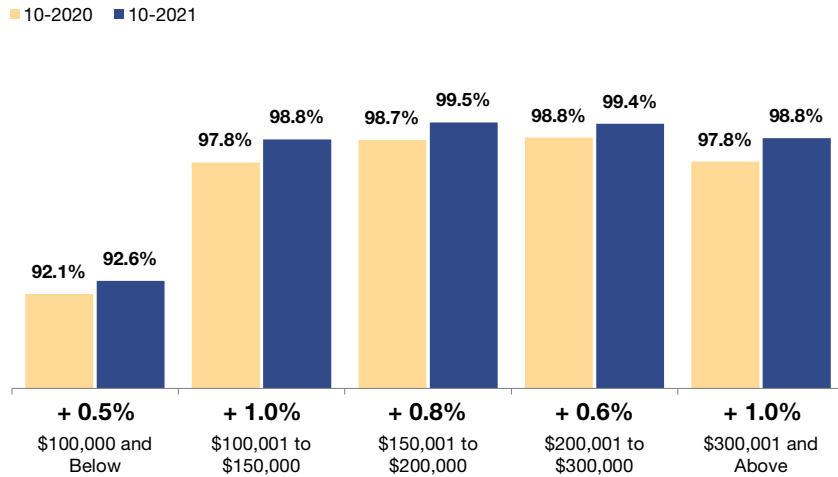
Condos

Percent of List Price Received

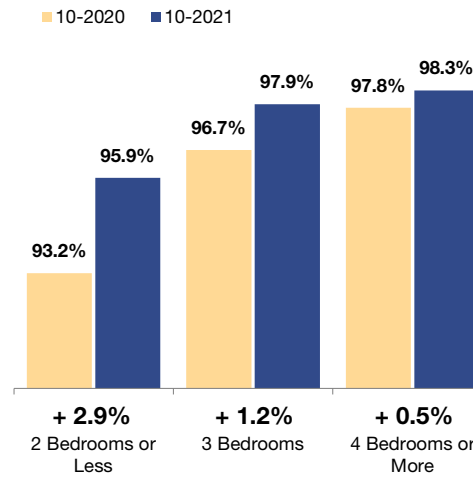
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



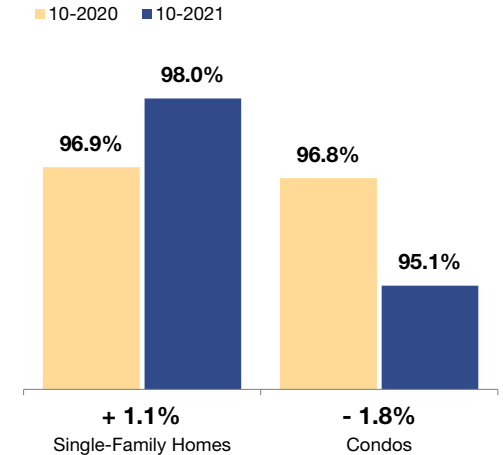
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2020	10-2021	Change
\$100,000 and Below	92.1%	92.6%	+ 0.5%
\$100,001 to \$150,000	97.8%	98.8%	+ 1.0%
\$150,001 to \$200,000	98.7%	99.5%	+ 0.8%
\$200,001 to \$300,000	98.8%	99.4%	+ 0.6%
\$300,001 and Above	97.8%	98.8%	+ 1.0%
All Price Ranges	96.7%	97.9%	+ 1.2%

Single-Family Homes

10-2020	10-2021	Change	10-2020	10-2021	Change
91.9%	92.0%	+ 0.1%	91.6%	89.7%	- 2.1%
97.7%	98.8%	+ 1.1%	100.9%	99.7%	- 1.2%
98.7%	99.4%	+ 0.7%	0.0%	100.0%	--
98.8%	99.4%	+ 0.6%	0.0%	0.0%	--
97.8%	98.8%	+ 1.0%	0.0%	0.0%	--
96.9%	98.0%	+ 1.1%	96.8%	95.1%	- 1.8%

Condos

By Bedroom Count	10-2020	10-2021	Change
2 Bedrooms or Less	93.2%	95.9%	+ 2.9%
3 Bedrooms	96.7%	97.9%	+ 1.2%
4 Bedrooms or More	97.8%	98.3%	+ 0.5%
All Bedroom Counts	96.7%	97.9%	+ 1.2%

10-2020	10-2021	Change	10-2020	10-2021	Change
92.1%	95.4%	+ 3.6%	99.1%	94.6%	- 4.5%
96.9%	98.1%	+ 1.2%	88.6%	96.7%	+ 9.1%
98.0%	98.4%	+ 0.4%	0.0%	0.0%	--
96.9%	98.0%	+ 1.1%	96.8%	95.1%	- 1.8%

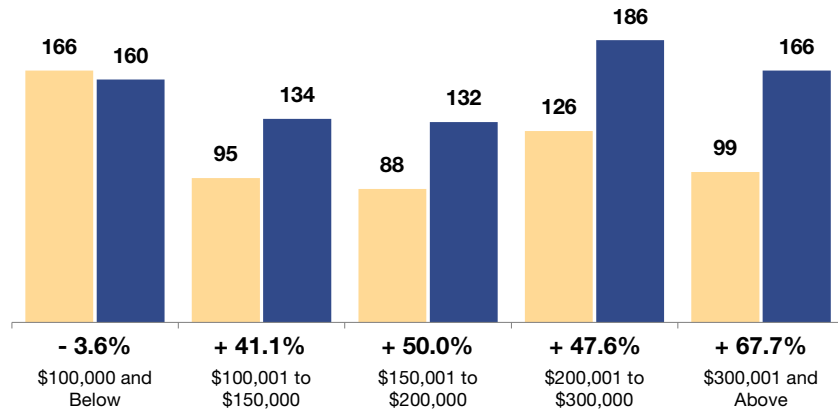
Inventory of Homes for Sale

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



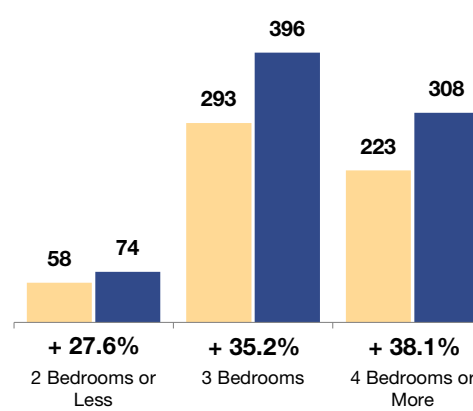
By Price Range

10-2020 10-2021



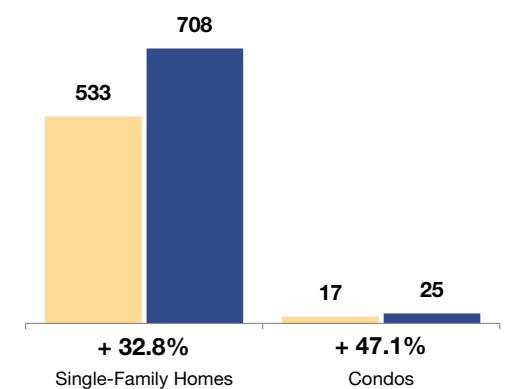
By Bedroom Count

10-2020 10-2021



By Property Type

10-2020 10-2021



All Properties

By Price Range

	10-2020	10-2021	Change
\$100,000 and Below	166	160	- 3.6%
\$100,001 to \$150,000	95	134	+ 41.1%
\$150,001 to \$200,000	88	132	+ 50.0%
\$200,001 to \$300,000	126	186	+ 47.6%
\$300,001 and Above	99	166	+ 67.7%
All Price Ranges	574	778	+ 35.5%

Single-Family Homes

	10-2020	10-2021	Change
2 Bedrooms or Less	58	74	+ 27.6%
3 Bedrooms	293	396	+ 35.2%
4 Bedrooms or More	223	308	+ 38.1%
All Single-Family Homes	533	708	+ 32.8%

Condos

	10-2020	10-2021	Change
10-2020	10	10	0.0%
10-2021	6	15	+ 150.0%
0	0	0	--
0	0	0	--
1	1	0	- 100.0%
All Condos	17	25	+ 47.1%

By Bedroom Count

	10-2020	10-2021	Change
2 Bedrooms or Less	58	74	+ 27.6%
3 Bedrooms	293	396	+ 35.2%
4 Bedrooms or More	223	308	+ 38.1%
All Bedroom Counts	574	778	+ 35.5%

	10-2020	10-2021	Change
10-2020	49	61	+ 24.5%
268	268	358	+ 33.6%
216	216	289	+ 33.8%
All Single-Family Homes	533	708	+ 32.8%

	10-2020	10-2021	Change
10-2020	8	12	+ 50.0%
8	8	12	+ 50.0%
1	1	1	0.0%
All Condos	17	25	+ 47.1%

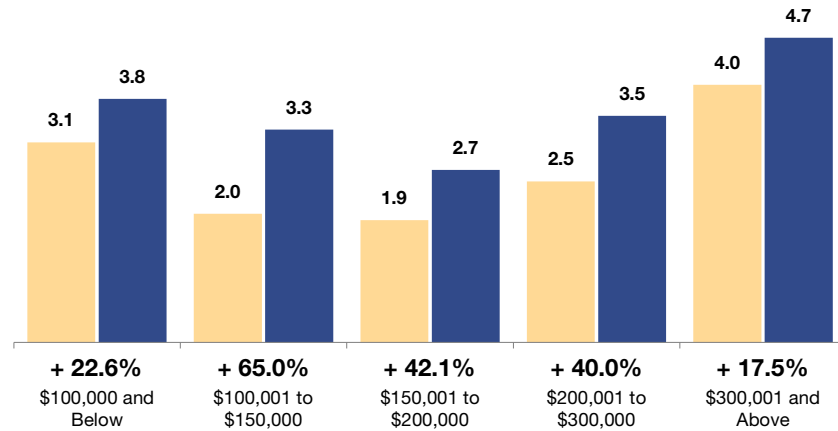
Months Supply of Inventory

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.**



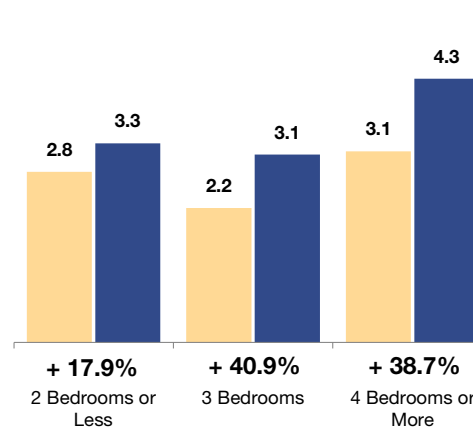
By Price Range

10-2020 10-2021



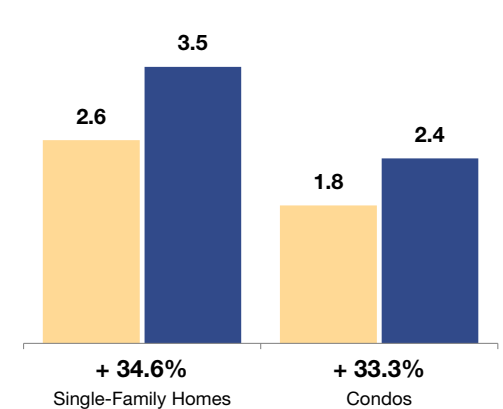
By Bedroom Count

10-2020 10-2021



By Property Type

10-2020 10-2021



All Properties

By Price Range	10-2020	10-2021	Change
\$100,000 and Below	3.1	3.8	+ 22.6%
\$100,001 to \$150,000	2.0	3.3	+ 65.0%
\$150,001 to \$200,000	1.9	2.7	+ 42.1%
\$200,001 to \$300,000	2.5	3.5	+ 40.0%
\$300,001 and Above	4.0	4.7	+ 17.5%
All Price Ranges	2.6	3.5	+ 34.6%

Single-Family Homes

10-2020	10-2021	Change
3.3	4.0	+ 21.2%
2.0	3.1	+ 55.0%
1.9	2.7	+ 42.1%
2.5	3.5	+ 40.0%
4.0	4.7	+ 17.5%
2.6	3.5	+ 34.6%

Condos

10-2020	10-2021	Change
1.8	2.3	+ 27.8%
1.8	3.0	+ 66.7%
0.0	0.0	--
0.0	--	--
1.0	--	--
1.8	2.4	+ 33.3%

By Bedroom Count

10-2020	10-2021	Change
2.8	3.3	+ 17.9%
2.2	3.1	+ 40.9%
3.1	4.3	+ 38.7%
2.6	3.5	+ 34.6%

10-2020	10-2021	Change
3.6	3.9	+ 8.3%
2.2	3.1	+ 40.9%
3.2	4.2	+ 31.3%
2.6	3.5	+ 34.6%