

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



April 2022

The share of Americans planning to purchase a home in the next year is falling, according to NAHB's Housing Trends Report, with only 13% of adults intending to purchase a home in the next 12 months, the lowest level since mid-2020. Declining affordability and low inventory have made it difficult for many buyers to compete in the current market, as rising inflation, surging interest rates, and record high sales prices have priced an increasing number of prospective buyers out of the market. For the 12-month period spanning May 2021 through April 2022, Pending Sales in the Pee Dee region were down 8.6 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 20.7 percent.

The overall Median Sales Price was up 12.8 percent to \$188,375. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 14.3 percent to \$200,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 82 days; the price range that tended to sell the slowest was the \$200,001 to \$300,000 range at 98 days.

Market-wide, inventory levels were up 50.6 percent. The property type that gained the most inventory was the Single Family segment, where it increased 51.0 percent. That amounts to 2.9 months supply for Single-Family homes and 1.7 months supply for Condos.

Quick Facts

+ 20.7%

+ 19.3%

- 11.0%

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



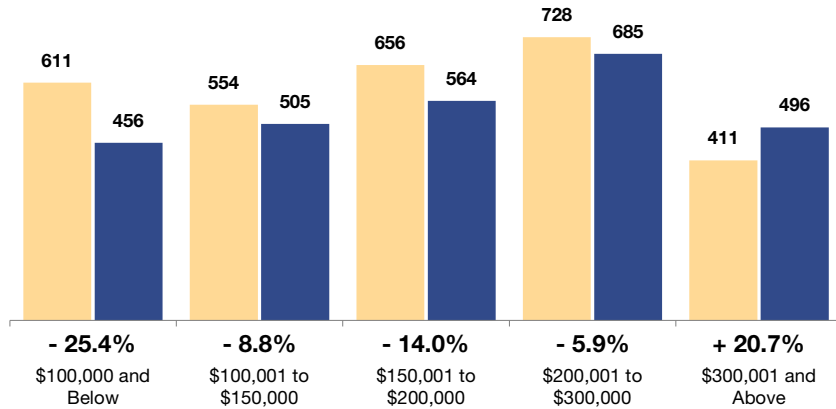
Pending Sales

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



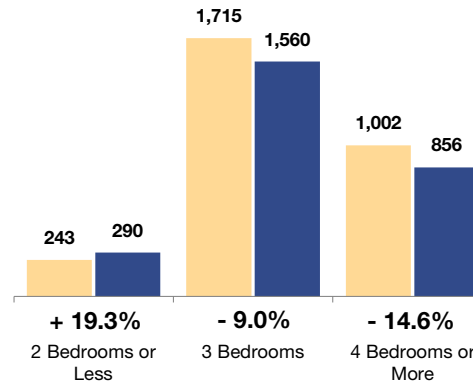
By Price Range

4-2021 4-2022



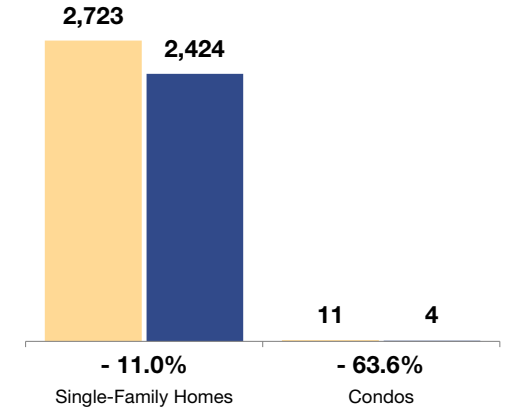
By Bedroom Count

4-2021 4-2022



By Property Type

4-2021 4-2022



All Properties

By Price Range	4-2021	4-2022	Change
\$100,000 and Below	611	456	- 25.4%
\$100,001 to \$150,000	554	505	- 8.8%
\$150,001 to \$200,000	656	564	- 14.0%
\$200,001 to \$300,000	728	685	- 5.9%
\$300,001 and Above	411	496	+ 20.7%
All Price Ranges	2,960	2,706	- 8.6%

Single-Family Homes

4-2021	4-2022	Change	4-2021	4-2022	Change
472	334	- 29.2%	2	2	0.0%
483	385	- 20.3%	9	2	- 77.8%
638	540	- 15.4%	0	0	--
722	673	- 6.8%	0	0	--
408	492	+ 20.6%	0	0	--
2,723	2,424	- 11.0%	11	4	- 63.6%

Condos

By Bedroom Count	4-2021	4-2022	Change
2 Bedrooms or Less	243	290	+ 19.3%
3 Bedrooms	1,715	1,560	- 9.0%
4 Bedrooms or More	1,002	856	- 14.6%
All Bedroom Counts	2,960	2,706	- 8.6%

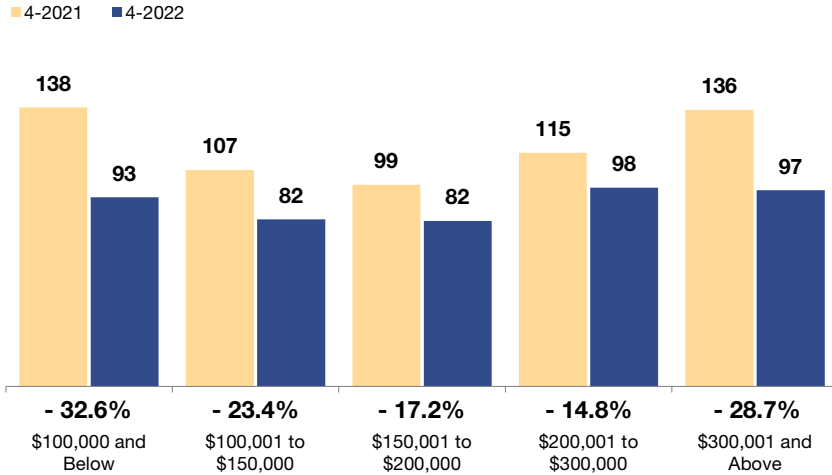
4-2021	4-2022	Change	4-2021	4-2022	Change
167	197	+ 18.0%	4	3	- 25.0%
1,588	1,409	- 11.3%	7	1	- 85.7%
968	818	- 15.5%	0	0	--
2,723	2,424	- 11.0%	11	4	- 63.6%

Days on Market Until Sale

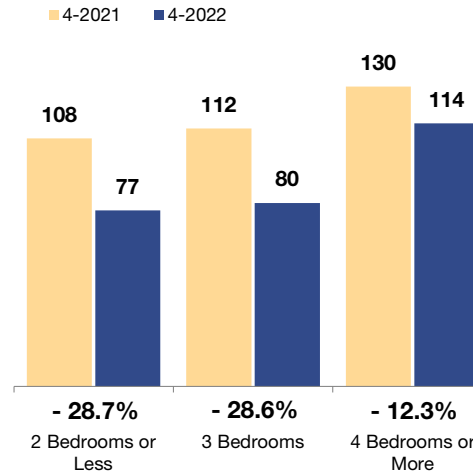
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



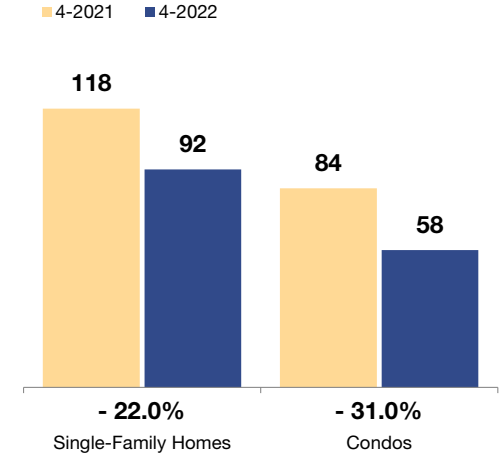
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2021	4-2022	Change
\$100,000 and Below	138	93	- 32.6%
\$100,001 to \$150,000	107	82	- 23.4%
\$150,001 to \$200,000	99	82	- 17.2%
\$200,001 to \$300,000	115	98	- 14.8%
\$300,001 and Above	136	97	- 28.7%
All Price Ranges	118	91	- 22.9%

Single-Family Homes

4-2021	4-2022	Change
140	98	- 30.0%
109	81	- 25.7%
100	82	- 18.0%
115	99	- 13.9%
137	97	- 29.2%
118	92	- 22.0%

Condos

4-2021	4-2022	Change
93	23	- 75.3%
63	67	+ 6.3%
43	0	- 100.0%
183	89	- 51.4%
0	0	--
84	58	- 31.0%

By Bedroom Count

4-2021	4-2022	Change
108	77	- 28.7%
112	80	- 28.6%
130	114	- 12.3%
118	91	- 22.9%

4-2021	4-2022	Change
112	86	- 23.2%
112	79	- 29.5%
130	114	- 12.3%
118	92	- 22.0%

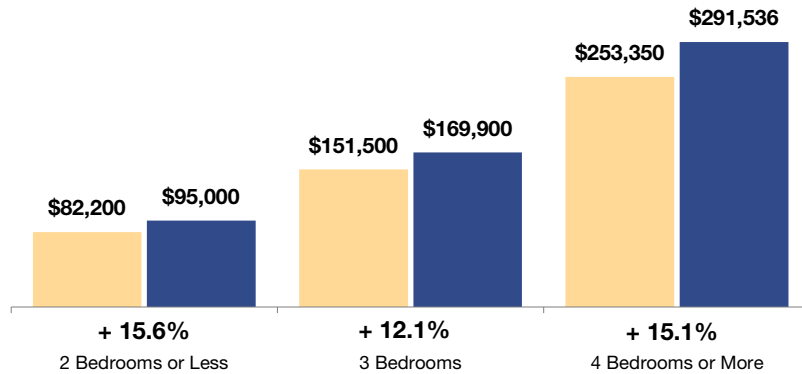
Median Sales Price

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



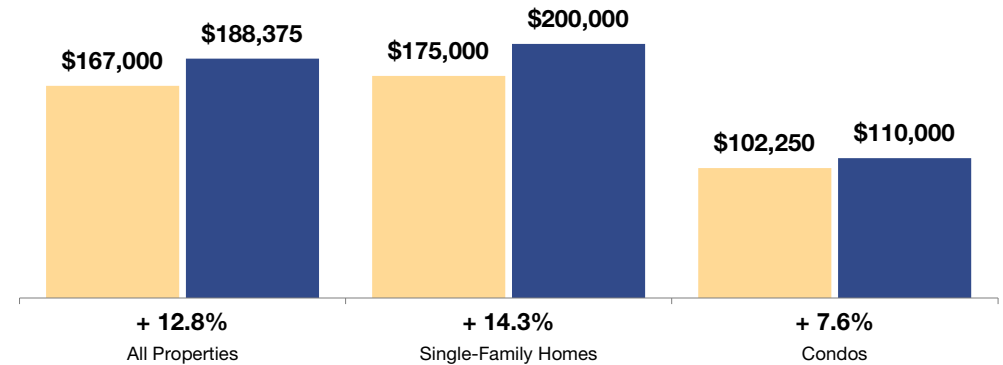
By Bedroom Count

4-2021 4-2022



By Property Type

4-2021 4-2022



All Properties

By Bedroom Count	4-2021	4-2022	Change
2 Bedrooms or Less	\$82,200	\$95,000	+ 15.6%
3 Bedrooms	\$151,500	\$169,900	+ 12.1%
4 Bedrooms or More	\$253,350	\$291,536	+ 15.1%
All Bedroom Counts	\$167,000	\$188,375	+ 12.8%

Single-Family Homes

4-2021	4-2022	Change	4-2021	4-2022	Change
\$74,450	\$95,000	+ 27.6%	\$95,000	\$98,950	+ 4.2%
\$155,000	\$175,000	+ 12.9%	\$110,000	\$123,000	+ 11.8%
\$255,500	\$295,000	+ 15.5%	\$193,500	\$0	- 100.0%
\$175,000	\$200,000	+ 14.3%	\$102,250	\$110,000	+ 7.6%

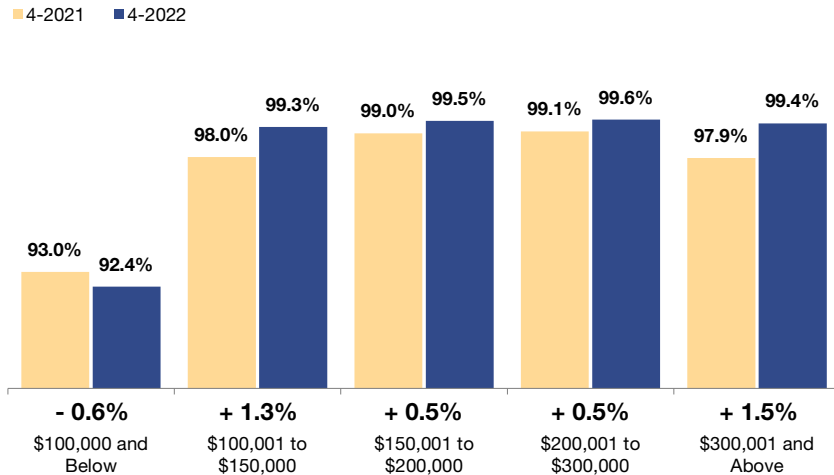
Condos

Percent of List Price Received

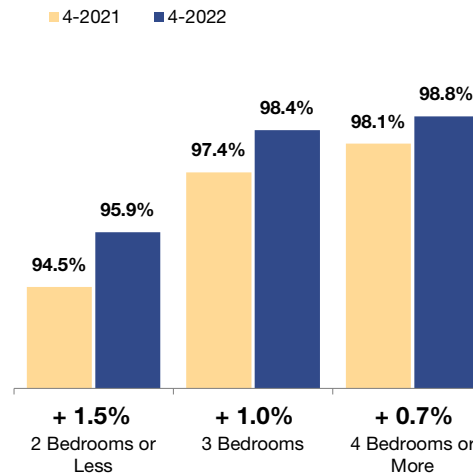
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



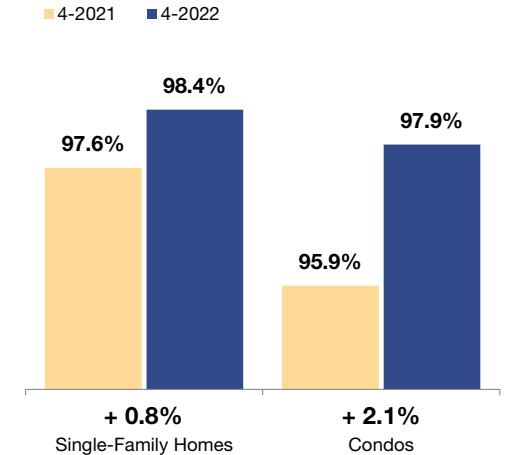
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2021	4-2022	Change
\$100,000 and Below	93.0%	92.4%	- 0.6%
\$100,001 to \$150,000	98.0%	99.3%	+ 1.3%
\$150,001 to \$200,000	99.0%	99.5%	+ 0.5%
\$200,001 to \$300,000	99.1%	99.6%	+ 0.5%
\$300,001 and Above	97.9%	99.4%	+ 1.5%
All Price Ranges	97.3%	98.3%	+ 1.0%

Single-Family Homes

4-2021	4-2022	Change
93.0%	91.6%	- 1.5%
98.0%	99.5%	+ 1.5%
99.0%	99.5%	+ 0.5%
99.1%	99.6%	+ 0.5%
98.0%	99.4%	+ 1.4%
97.6%	98.4%	+ 0.8%

Condos

4-2021	4-2022	Change
96.9%	97.7%	+ 0.8%
96.9%	98.0%	+ 1.1%
94.8%	0.0%	- 100.0%
90.4%	98.1%	+ 8.5%
0.0%	0.0%	--
95.9%	97.9%	+ 2.1%

By Bedroom Count

4-2021	4-2022	Change
94.5%	95.9%	+ 1.5%
97.4%	98.4%	+ 1.0%
98.1%	98.8%	+ 0.7%
97.3%	98.3%	+ 1.0%

4-2021	4-2022	Change
93.5%	95.3%	+ 1.9%
97.6%	98.6%	+ 1.0%
98.3%	98.8%	+ 0.5%
97.6%	98.4%	+ 0.8%

4-2021	4-2022	Change
98.1%	100.3%	+ 2.2%
93.3%	94.5%	+ 1.3%
0.0%	0.0%	--
95.9%	97.9%	+ 2.1%

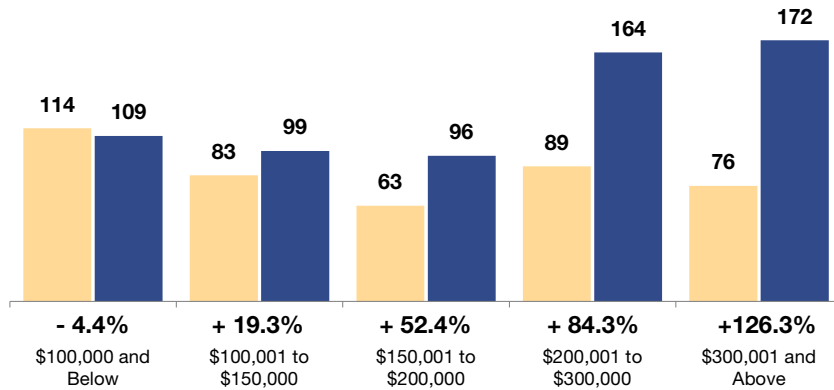
Inventory of Homes for Sale

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



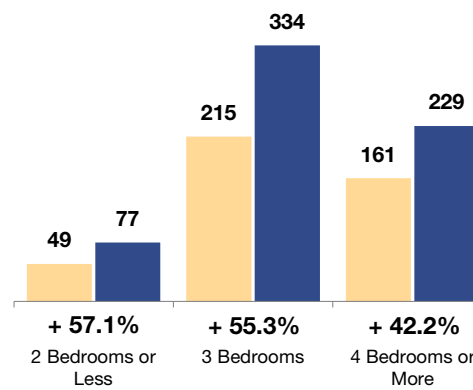
By Price Range

4-2021 4-2022



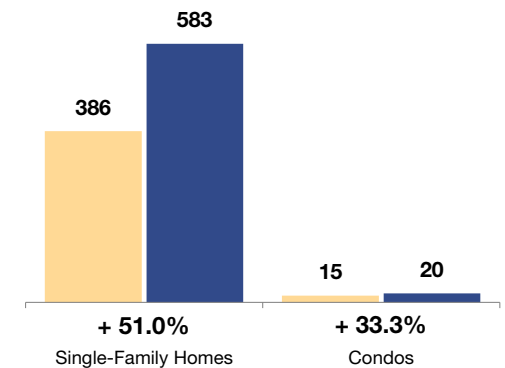
By Bedroom Count

4-2021 4-2022



By Property Type

4-2021 4-2022



All Properties

By Price Range	4-2021	4-2022	Change
\$100,000 and Below	114	109	- 4.4%
\$100,001 to \$150,000	83	99	+ 19.3%
\$150,001 to \$200,000	63	96	+ 52.4%
\$200,001 to \$300,000	89	164	+ 84.3%
\$300,001 and Above	76	172	+ 126.3%
All Price Ranges	425	640	+ 50.6%

Single-Family Homes

4-2021	4-2022	Change
89	84	- 5.6%
71	72	+ 1.4%
61	91	+ 49.2%
89	164	+ 84.3%
76	172	+ 126.3%
386	583	+ 51.0%

Condos

4-2021	4-2022	Change
7	10	+ 42.9%
8	10	+ 25.0%
0	0	--
0	0	--
0	0	--
15	20	+ 33.3%

By Bedroom Count

4-2021	4-2022	Change
49	77	+ 57.1%
215	334	+ 55.3%
161	229	+ 42.2%
425	640	+ 50.6%

4-2021	4-2022	Change
41	57	+ 39.0%
191	316	+ 65.4%
154	210	+ 36.4%
386	583	+ 51.0%

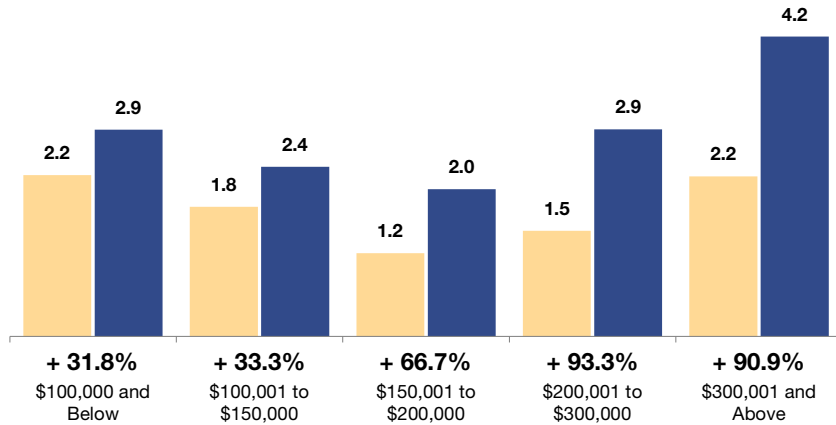
Months Supply of Inventory

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.**



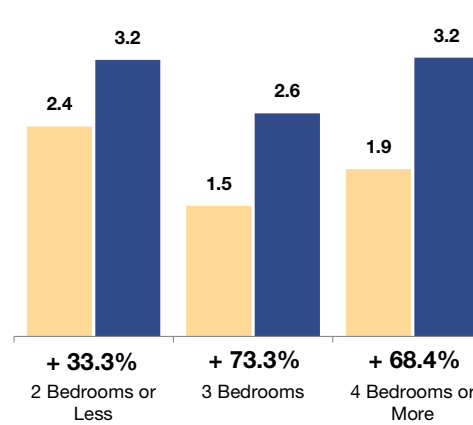
By Price Range

4-2021 4-2022



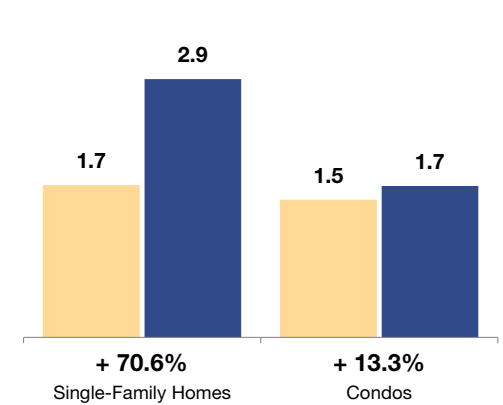
By Bedroom Count

4-2021 4-2022



By Property Type

4-2021 4-2022



All Properties

By Price Range	4-2021	4-2022	Change
\$100,000 and Below	2.2	2.9	+ 31.8%
\$100,001 to \$150,000	1.8	2.4	+ 33.3%
\$150,001 to \$200,000	1.2	2.0	+ 66.7%
\$200,001 to \$300,000	1.5	2.9	+ 93.3%
\$300,001 and Above	2.2	4.2	+ 90.9%
All Price Ranges	1.7	2.8	+ 64.7%

Single-Family Homes

4-2021	4-2022	Change
2.3	3.0	+ 30.4%
1.8	2.2	+ 22.2%
1.1	2.0	+ 81.8%
1.5	2.9	+ 93.3%
2.2	4.2	+ 90.9%
1.7	2.9	+ 70.6%

Condos

4-2021	4-2022	Change
1.8	2.2	+ 22.2%
1.9	1.7	- 10.5%
0.0	0.0	--
0.0	--	--
0.0	--	--
1.5	1.7	+ 13.3%

By Bedroom Count

4-2021	4-2022	Change
2.4	3.2	+ 33.3%
1.5	2.6	+ 73.3%
1.9	3.2	+ 68.4%
1.7	2.8	+ 64.7%

4-2021	4-2022	Change
2.9	3.5	+ 20.7%
1.4	2.7	+ 92.9%
1.9	3.1	+ 63.2%
1.7	2.9	+ 70.6%