

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



October 2022

Rising mortgage rates continue to hamper America's homebuilders, as higher material costs and growing affordability challenges limit the number of people who can afford to purchase a new home, causing new-home sales to decline nationwide. Construction of new homes has slowed, with housing starts down 8.1% month-to-month as of last measure, according to the U.S. Census Bureau, while the supply of new homes for sale increased 13.6% over the same period, equaling a 9.2 months' supply. For the 12-month period spanning November 2021 through October 2022, Pending Sales in the Pee Dee region were down 15.3 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 9.3 percent.

The overall Median Sales Price was up 14.2 percent to \$199,900. The property type with the largest price gain was the Condos segment, where prices increased 16.6 percent to \$122,400. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 76 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 77.9 percent. The property type that gained the most inventory was the Single Family segment, where it increased 90.6 percent. That amounts to 4.0 months supply for Single-Family homes and 1.5 months supply for Condos.

Quick Facts

+ 9.3%

- 6.6%

- 15.4%

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

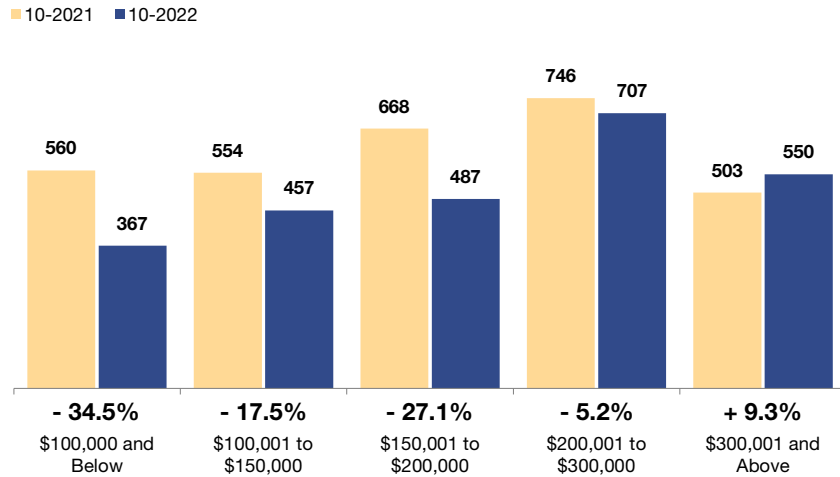


Pending Sales

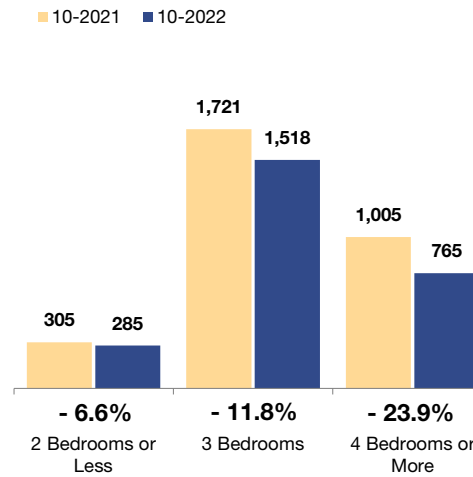
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



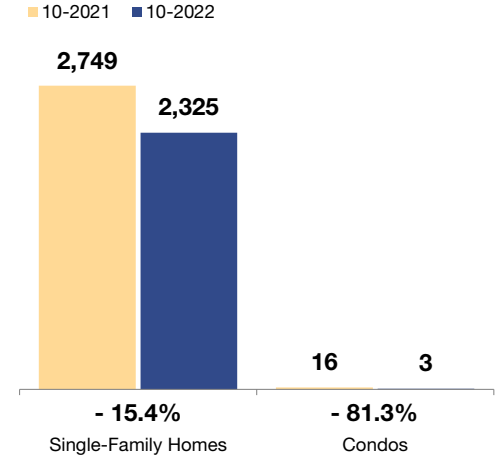
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2021	10-2022	Change
\$100,000 and Below	560	367	- 34.5%
\$100,001 to \$150,000	554	457	- 17.5%
\$150,001 to \$200,000	668	487	- 27.1%
\$200,001 to \$300,000	746	707	- 5.2%
\$300,001 and Above	503	550	+ 9.3%
All Price Ranges	3,031	2,568	- 15.3%

Single-Family Homes

By Price Range	10-2021	10-2022	Change
\$100,000 and Below	419	285	- 32.0%
\$100,001 to \$150,000	451	333	- 26.2%
\$150,001 to \$200,000	646	464	- 28.2%
\$200,001 to \$300,000	732	699	- 4.5%
\$300,001 and Above	501	544	+ 8.6%
All Price Ranges	2,749	2,325	- 15.4%

Condos

By Price Range	10-2021	10-2022	Change
\$100,000 and Below	5	2	- 60.0%
\$100,001 to \$150,000	9	1	- 88.9%
\$150,001 to \$200,000	2	0	- 100.0%
\$200,001 to \$300,000	0	0	--
\$300,001 and Above	0	0	--
All Price Ranges	16	3	- 81.3%

By Bedroom Count

By Bedroom Count	10-2021	10-2022	Change
2 Bedrooms or Less	305	285	- 6.6%
3 Bedrooms	1,721	1,518	- 11.8%
4 Bedrooms or More	1,005	765	- 23.9%
All Bedroom Counts	3,031	2,568	- 15.3%

By Bedroom Count	10-2021	10-2022	Change
2 Bedrooms or Less	214	198	- 7.5%
3 Bedrooms	1,569	1,398	- 10.9%
4 Bedrooms or More	966	729	- 24.5%
All Bedroom Counts	2,749	2,325	- 15.4%

By Bedroom Count	10-2021	10-2022	Change
2 Bedrooms or Less	11	3	- 72.7%
3 Bedrooms	5	0	- 100.0%
4 Bedrooms or More	0	0	--
All Bedroom Counts	16	3	- 81.3%

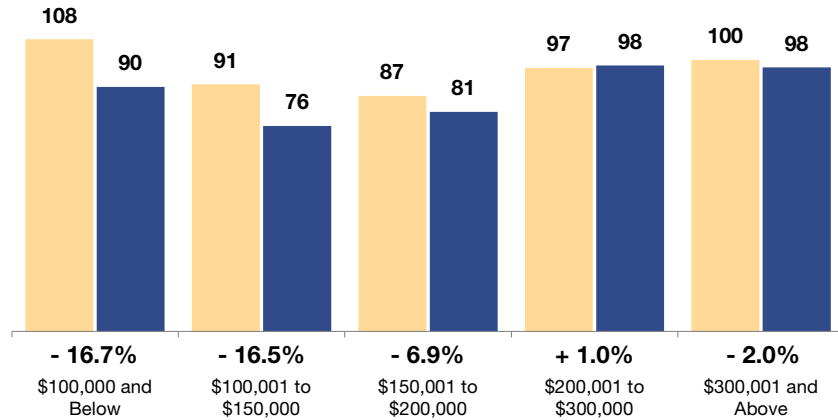
Days on Market Until Sale

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



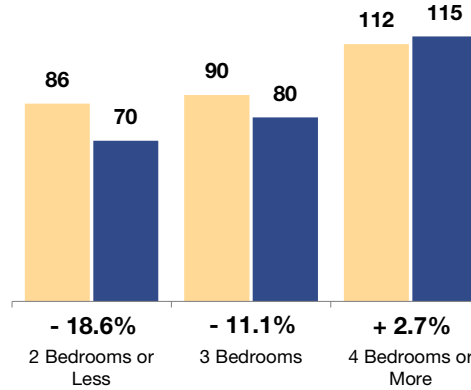
By Price Range

10-2021 10-2022



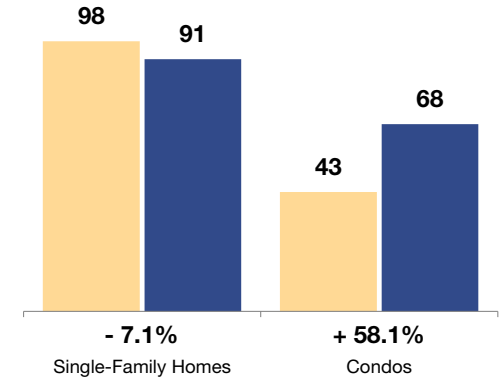
By Bedroom Count

10-2021 10-2022



By Property Type

10-2021 10-2022



All Properties

By Price Range

	10-2021	10-2022	Change
\$100,000 and Below	108	90	-16.7%
\$100,001 to \$150,000	91	76	-16.5%
\$150,001 to \$200,000	87	81	-6.9%
\$200,001 to \$300,000	97	98	+1.0%
\$300,001 and Above	100	98	-2.0%
All Price Ranges	97	90	-7.2%

Single-Family Homes

	10-2021	10-2022	Change
115	94	-18.3%	
93	75	-19.4%	
88	82	-6.8%	
98	99	+1.0%	
100	98	-2.0%	
98	91	-7.1%	

Condos

	10-2021	10-2022	Change
45	87	+93.3%	
49	72	+46.9%	
1	34	+3300.0%	
0	48	--	
0	48	--	
43	68	+58.1%	

By Bedroom Count

	10-2021	10-2022	Change
2 Bedrooms or Less	86	70	-18.6%
3 Bedrooms	90	80	-11.1%
4 Bedrooms or More	112	115	+2.7%
All Bedroom Counts	97	90	-7.2%

	10-2021	10-2022	Change
94	77	-18.1%	
90	80	-11.1%	
112	116	+3.6%	
98	91	-7.1%	

	10-2021	10-2022	Change
40	57	+42.5%	
53	93	+75.5%	
0	0	--	
43	68	+58.1%	

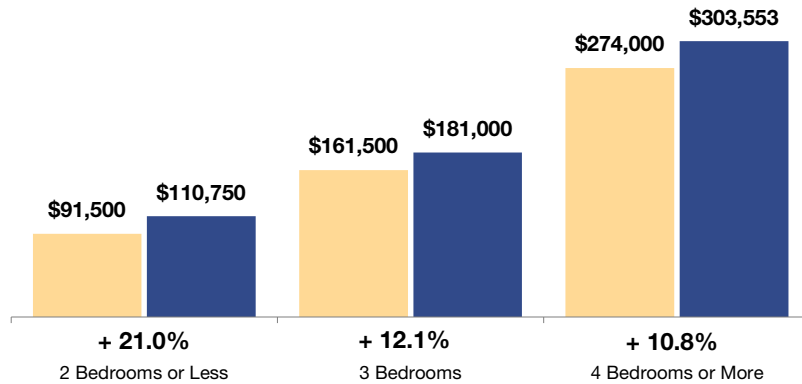
Median Sales Price

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



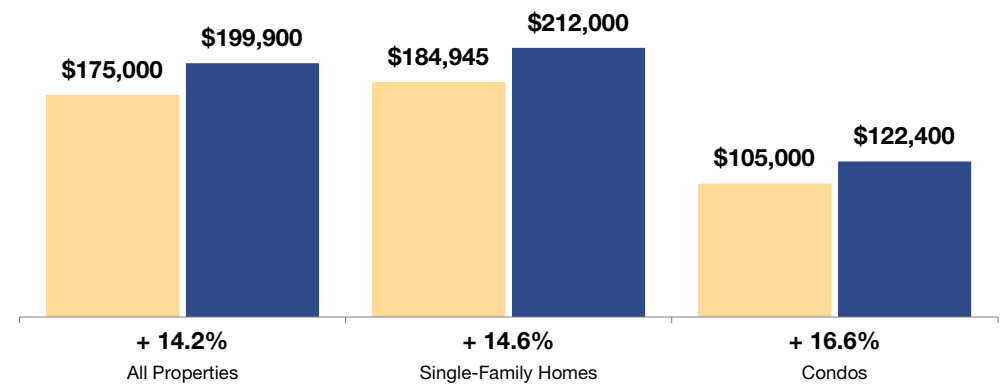
By Bedroom Count

10-2021 10-2022



By Property Type

10-2021 10-2022



All Properties

By Bedroom Count	10-2021	10-2022	Change
2 Bedrooms or Less	\$91,500	\$110,750	+ 21.0%
3 Bedrooms	\$161,500	\$181,000	+ 12.1%
4 Bedrooms or More	\$274,000	\$303,553	+ 10.8%
All Bedroom Counts	\$175,000	\$199,900	+ 14.2%

Single-Family Homes

10-2021	10-2022	Change	10-2021	10-2022	Change
\$90,000	\$110,000	+ 22.2%	\$98,950	\$114,450	+ 15.7%
\$165,000	\$188,000	+ 13.9%	\$110,000	\$130,000	+ 18.2%
\$279,000	\$310,747	+ 11.4%	\$193,500	\$379,450	+ 96.1%
\$184,945	\$212,000	+ 14.6%	\$105,000	\$122,400	+ 16.6%

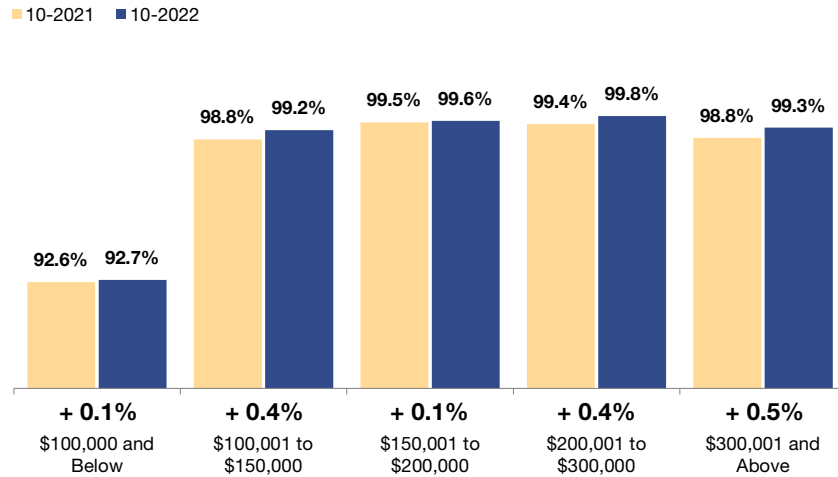
Condos

Percent of List Price Received

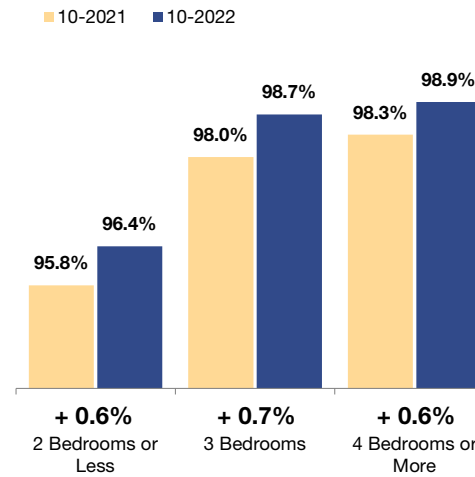
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



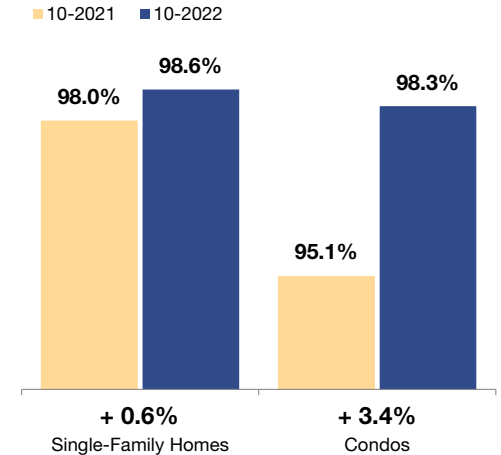
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2021	10-2022	Change
\$100,000 and Below	92.6%	92.7%	+ 0.1%
\$100,001 to \$150,000	98.8%	99.2%	+ 0.4%
\$150,001 to \$200,000	99.5%	99.6%	+ 0.1%
\$200,001 to \$300,000	99.4%	99.8%	+ 0.4%
\$300,001 and Above	98.8%	99.3%	+ 0.5%
All Price Ranges	97.9%	98.5%	+ 0.6%

Single-Family Homes

10-2021	10-2022	Change
91.9%	92.0%	+ 0.1%
98.8%	98.9%	+ 0.1%
99.4%	99.6%	+ 0.2%
99.4%	99.8%	+ 0.4%
98.8%	99.3%	+ 0.5%
98.0%	98.6%	+ 0.6%

Condos

10-2021	10-2022	Change
89.7%	100.0%	+ 11.5%
99.7%	97.8%	- 1.9%
100.0%	97.1%	- 2.9%
0.0%	100.0%	--
0.0%	97.9%	--
95.1%	98.3%	+ 3.4%

By Bedroom Count

10-2021	10-2022	Change
95.8%	96.4%	+ 0.6%
98.0%	98.7%	+ 0.7%
98.3%	98.9%	+ 0.6%
97.9%	98.5%	+ 0.6%

10-2021	10-2022	Change
95.2%	95.3%	+ 0.1%
98.1%	98.8%	+ 0.7%
98.4%	98.9%	+ 0.5%
98.0%	98.6%	+ 0.6%

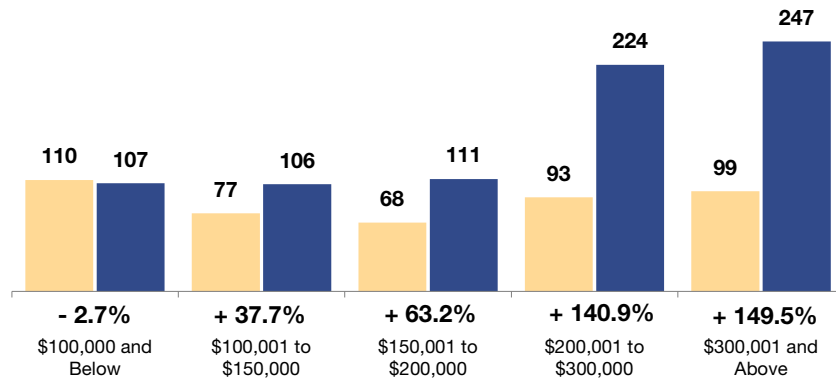
Inventory of Homes for Sale

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



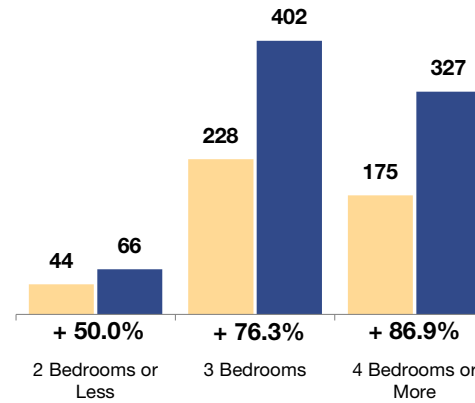
By Price Range

10-2021 10-2022



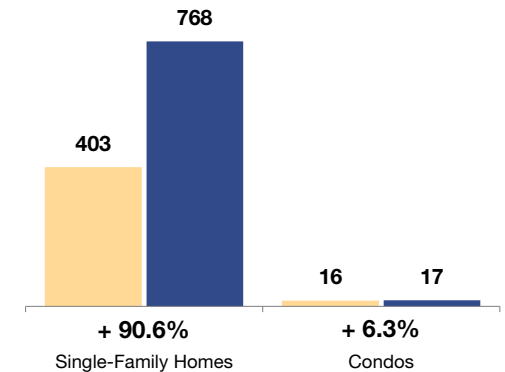
By Bedroom Count

10-2021 10-2022



By Property Type

10-2021 10-2022



All Properties

By Price Range	10-2021	10-2022	Change
\$100,000 and Below	110	107	- 2.7%
\$100,001 to \$150,000	77	106	+ 37.7%
\$150,001 to \$200,000	68	111	+ 63.2%
\$200,001 to \$300,000	93	224	+ 140.9%
\$300,001 and Above	99	247	+ 149.5%
All Price Ranges	447	795	+ 77.9%

Single-Family Homes

	10-2021	10-2022	Change
2 Bedrooms or Less	92	98	+ 6.5%
3 Bedrooms	55	97	+ 76.4%
4 Bedrooms or More	65	107	+ 64.6%
All Single-Family Homes	403	768	+ 90.6%

Condos

	10-2021	10-2022	Change
1-2 Bedrooms	4	6	+ 50.0%
3 Bedrooms	11	7	- 36.4%
4 Bedrooms or More	1	1	0.0%
All Condos	16	17	+ 6.3%

By Bedroom Count

	10-2021	10-2022	Change
2 Bedrooms or Less	44	66	+ 50.0%
3 Bedrooms	228	402	+ 76.3%
4 Bedrooms or More	175	327	+ 86.9%
All Bedroom Counts	447	795	+ 77.9%

	10-2021	10-2022	Change
2 Bedrooms or Less	36	59	+ 63.9%
3 Bedrooms	204	386	+ 89.2%
4 Bedrooms or More	163	323	+ 98.2%
All Single-Family Homes	403	768	+ 90.6%

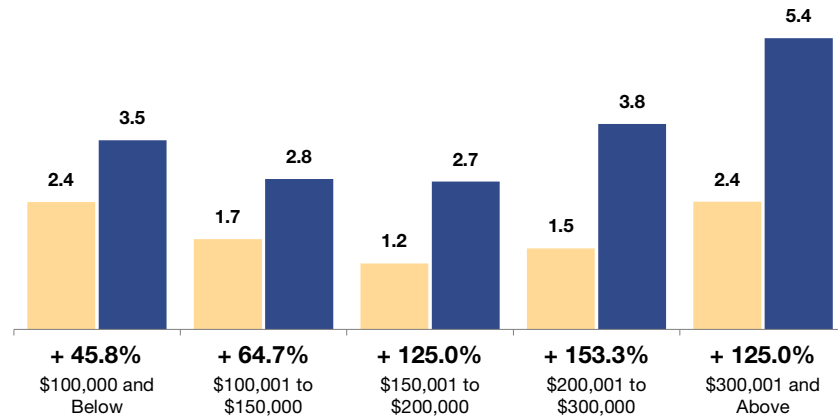
Months Supply of Inventory

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.**



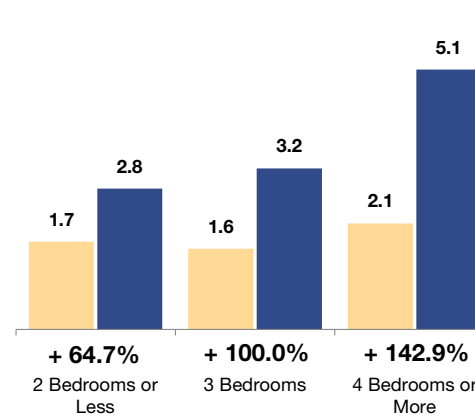
By Price Range

10-2021 10-2022



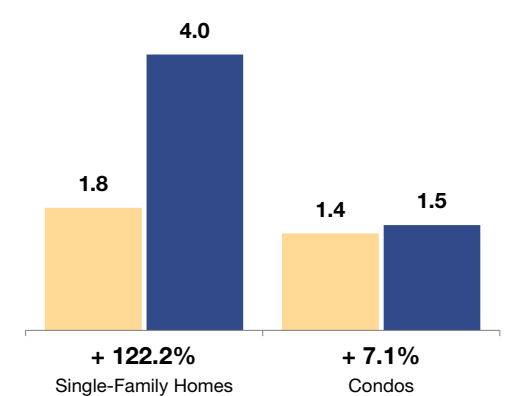
By Bedroom Count

10-2021 10-2022



By Property Type

10-2021 10-2022



All Properties

By Price Range	10-2021	10-2022	Change
\$100,000 and Below	2.4	3.5	+ 45.8%
\$100,001 to \$150,000	1.7	2.8	+ 64.7%
\$150,001 to \$200,000	1.2	2.7	+ 125.0%
\$200,001 to \$300,000	1.5	3.8	+ 153.3%
\$300,001 and Above	2.4	5.4	+ 125.0%
All Price Ranges	1.8	3.7	+ 105.6%

Single-Family Homes

10-2021	10-2022	Change
2.6	4.1	+ 57.7%
1.5	3.5	+ 133.3%
1.2	2.8	+ 133.3%
1.5	3.8	+ 153.3%
2.3	5.4	+ 134.8%
1.8	4.0	+ 122.2%

Condos

10-2021	10-2022	Change
0.9	1.9	+ 111.1%
2.0	1.1	- 45.0%
0.4	0.5	+ 25.0%
0.0	2.0	--
0.0	0.6	--
1.4	1.5	+ 7.1%

By Bedroom Count

10-2021	10-2022	Change
1.7	2.8	+ 64.7%
1.6	3.2	+ 100.0%
2.1	5.1	+ 142.9%
1.8	3.7	+ 105.6%

10-2021	10-2022	Change
2.0	3.6	+ 80.0%
1.6	3.3	+ 106.3%
2.0	5.3	+ 165.0%
1.8	4.0	+ 122.2%