

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



April 2023

A limited supply of existing homes for sale, along with an increase in new homes on the market, have helped boost demand for new single-family homes this year. Monthly new-home sales increased 9.6% as of last measure, marking the highest rate of new-home sales in a year, according to the U.S. Census Bureau. Single-family housing starts increased for the second consecutive month, rising 2.7% to a seasonally adjusted 861,000 units as of last measure, while single-family housing completions were up 2.4% month-over-month. For the 12-month period spanning May 2022 through April 2023, Pending Sales in the Pee Dee REALTOR® Association region fell 21.2 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales were up 100.0 percent.

The overall Median Sales Price rose 5.8 percent to \$199,900. The property type with the largest gain was the Condos segment, where prices improved 16.1 percent to \$127,750. The price range that tended to sell the quickest was the \$150,000 and Below range at 79 days. The price range that tended to sell the slowest was the \$250,001 to \$350,000 range at 120 days.

Market-wide, inventory levels were up 90.7 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale increased 122.2 percent. That amounts to 3.7 months of inventory for Single-Family Homes and 2.0 months of inventory for Condos.

Quick Facts

+ 100.0%

- 14.8%

- 19.7%

Price Range with
Strongest Sales:
\$1,000,001 and Above

Bedroom Count with
Strongest Sales:
2 Bedrooms or Less

Property Type With
Strongest Sales:
Single-Family Homes

Pending Sales	2
Closed Sales	3
Days On Market Until Sale	4
Median Sales Price	5
Percent of List Price Received	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8



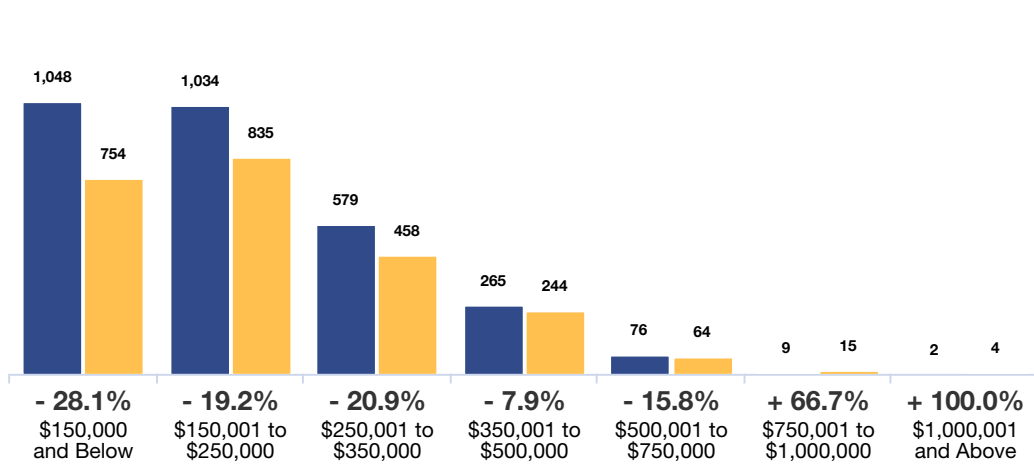
Pending Sales



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

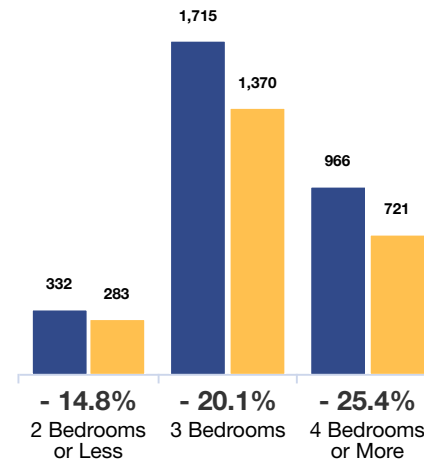
By Price Range

■ 4-2022 ■ 4-2023



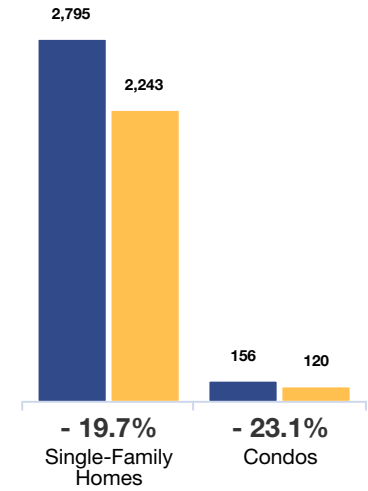
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



	All Properties			Single-Family Homes			Condos		
By Price Range	4-2022	4-2023	Change	4-2022	4-2023	Change	4-2022	4-2023	Change
\$150,000 and Below	1,048	754	- 28.1%	856	647	- 24.4%	139	97	- 30.2%
\$150,001 to \$250,000	1,034	835	- 19.2%	1,014	816	- 19.5%	13	18	+ 38.5%
\$250,001 to \$350,000	579	458	- 20.9%	576	456	- 20.8%	1	2	+ 100.0%
\$350,001 to \$500,000	265	244	- 7.9%	264	244	- 7.6%	1	0	- 100.0%
\$500,001 to \$750,000	76	64	- 15.8%	75	61	- 18.7%	1	3	+ 200.0%
\$750,001 to \$1,000,000	9	15	+ 66.7%	8	15	+ 87.5%	1	0	- 100.0%
\$1,000,001 and Above	2	4	+ 100.0%	2	4	+ 100.0%	0	0	0.0%
All Price Ranges	3,013	2,374	- 21.2%	2,795	2,243	- 19.7%	156	120	- 23.1%
By Bedroom Count	4-2022	4-2023	Change	4-2022	4-2023	Change	4-2022	4-2023	Change
2 Bedrooms or Less	332	283	- 14.8%	229	205	- 10.5%	102	78	- 23.5%
3 Bedrooms	1,715	1,370	- 20.1%	1,621	1,324	- 18.3%	54	39	- 27.8%
4 Bedrooms or More	966	721	- 25.4%	945	714	- 24.4%	0	3	--
All Bedroom Counts	3,013	2,374	- 21.2%	2,795	2,243	- 19.7%	156	120	- 23.1%

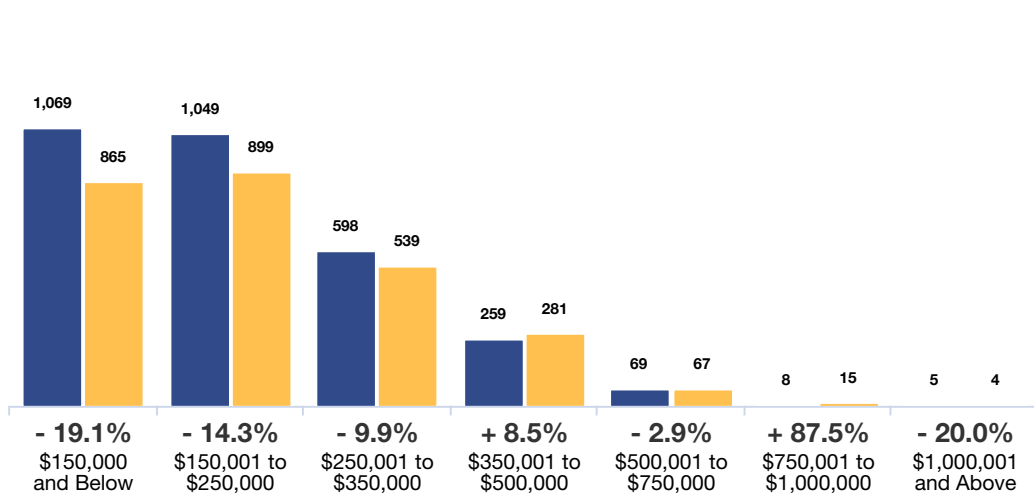
Closed Sales



A count of the actual sales that closed. **Based on a rolling 12-month total.**

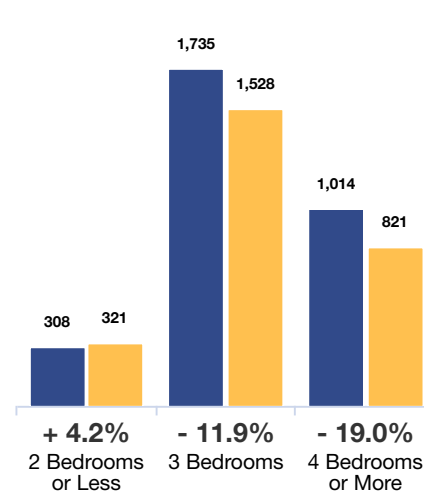
By Price Range

■ 4-2022 ■ 4-2023



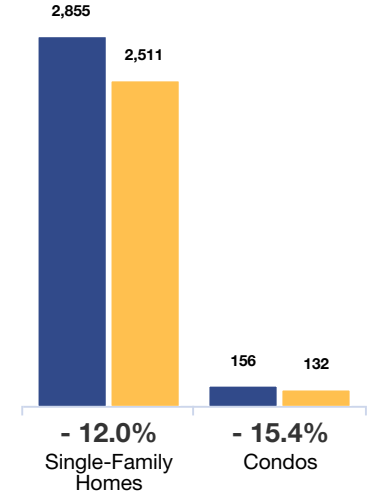
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



All Properties

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	1,069	865	-19.1%
\$150,001 to \$250,000	1,049	899	-14.3%
\$250,001 to \$350,000	598	539	-9.9%
\$350,001 to \$500,000	259	281	+8.5%
\$500,001 to \$750,000	69	67	-2.9%
\$750,001 to \$1,000,000	8	15	+87.5%
\$1,000,001 and Above	5	4	-20.0%
All Price Ranges	3,057	2,670	-12.7%

Single-Family Homes

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	308	321	+4.2%
3 Bedrooms	1,735	1,528	-11.9%
4 Bedrooms or More	1,014	821	-19.0%
All Bedroom Counts	3,057	2,670	-12.7%

Condos

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	894	732	-18.1%
\$150,001 to \$250,000	1,028	878	-14.6%
\$250,001 to \$350,000	595	537	-9.7%
\$350,001 to \$500,000	258	281	+8.9%
\$500,001 to \$750,000	68	64	-5.9%
\$750,001 to \$1,000,000	7	15	+114.3%
\$1,000,001 and Above	5	4	-20.0%
All Price Ranges	2,855	2,511	-12.0%

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	136	109	-19.9%
\$150,001 to \$250,000	16	18	+12.5%
\$250,001 to \$350,000	1	2	+100.0%
\$350,001 to \$500,000	1	0	-100.0%
\$500,001 to \$750,000	1	3	+200.0%
\$750,001 to \$1,000,000	1	0	-100.0%
\$1,000,001 and Above	0	0	0.0%
All Price Ranges	156	132	-15.4%

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	216	231	+6.9%
3 Bedrooms	1,638	1,474	-10.0%
4 Bedrooms or More	1,001	806	-19.5%
All Bedroom Counts	2,855	2,511	-12.0%

Days On Market Until Sale

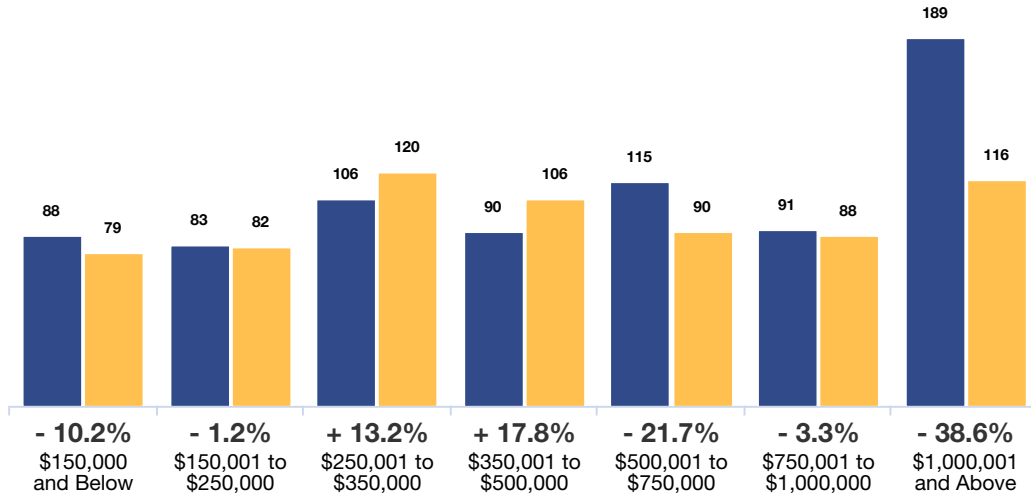


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

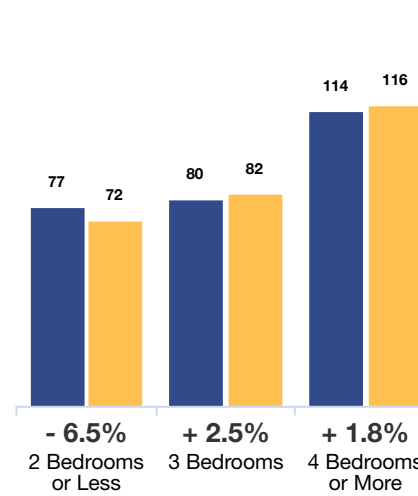
By Price Range

■ 4-2022 ■ 4-2023



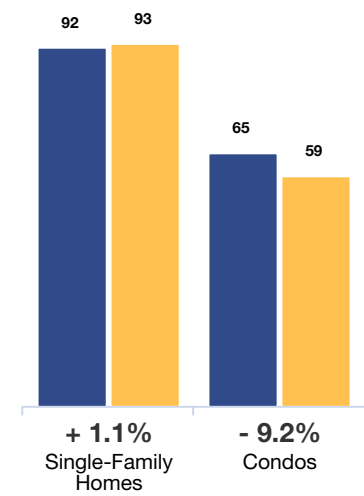
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



All Properties

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	88	79	-10.2%
\$150,001 to \$250,000	83	82	-1.2%
\$250,001 to \$350,000	106	120	+13.2%
\$350,001 to \$500,000	90	106	+17.8%
\$500,001 to \$750,000	115	90	-21.7%
\$750,001 to \$1,000,000	91	88	-3.3%
\$1,000,001 and Above	189	116	-38.6%
All Price Ranges	91	91	0.0%

Single-Family Homes

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	91	83	-8.8%
3 Bedrooms	84	82	-2.4%
4 Bedrooms or More	106	120	+13.2%
2 Bedrooms or Less	91	106	+16.5%
3 Bedrooms	116	92	-20.7%
4 Bedrooms or More	104	88	-15.4%
All Bedroom Counts	92	93	+1.1%

Condos

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	68	55	-19.1%
\$150,001 to \$250,000	48	90	+87.5%
\$250,001 to \$350,000	73	31	-57.5%
\$350,001 to \$500,000	42	--	--
\$500,001 to \$750,000	0	46	--
\$750,001 to \$1,000,000	0	--	--
\$1,000,001 and Above	--	--	--
All Price Ranges	65	59	-9.2%

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	77	72	-6.5%
3 Bedrooms	80	82	+2.5%
4 Bedrooms or More	114	116	+1.8%
All Bedroom Counts	91	91	0.0%

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	88	78	-11.4%
\$150,001 to \$250,000	79	83	+5.1%
\$250,001 to \$350,000	114	117	+2.6%
All Price Ranges	92	93	+1.1%

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	52	58	+11.5%
\$150,001 to \$250,000	82	59	-28.0%
\$250,001 to \$350,000	--	104	--
All Price Ranges	65	59	-9.2%

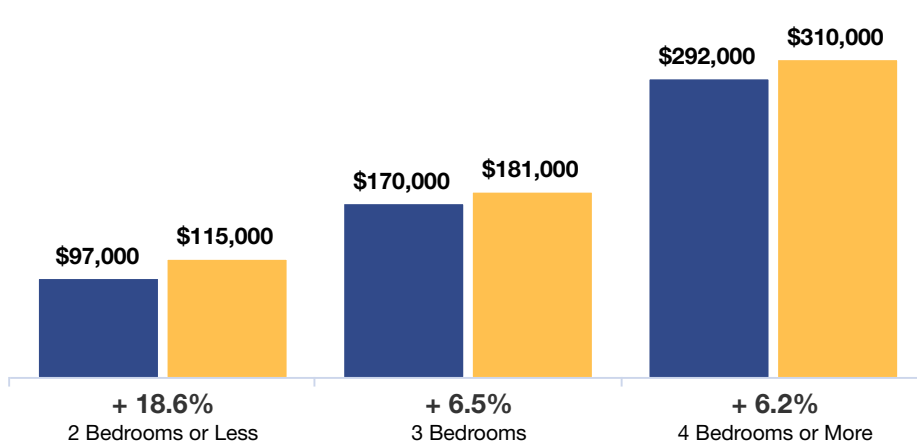
Median Sales Price



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

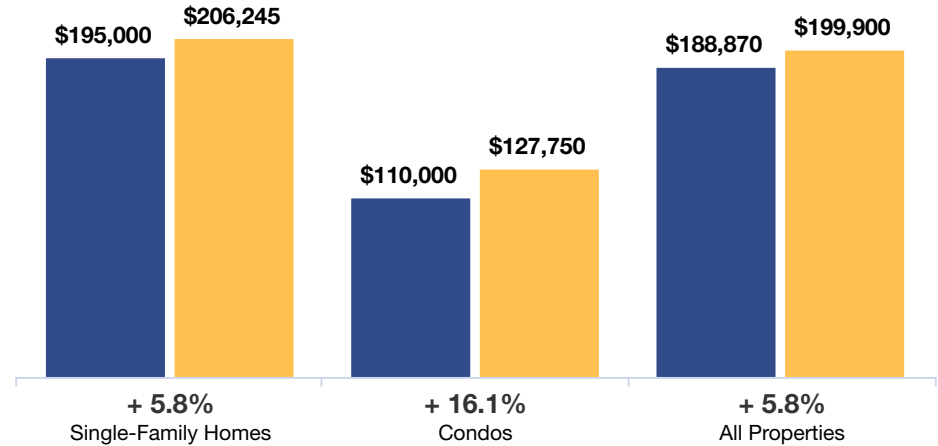
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



All Properties

By Bedroom Count

	4-2022	4-2023	Change
2 Bedrooms or Less	\$97,000	\$115,000	+ 18.6%
3 Bedrooms	\$170,000	\$181,000	+ 6.5%
4 Bedrooms or More	\$292,000	\$310,000	+ 6.2%
All Bedroom Counts	\$188,870	\$199,900	+ 5.8%

Single-Family Homes

	4-2022	4-2023	Change
Single-Family Homes	\$94,500	\$110,000	+ 16.4%
Single-Family Homes	\$173,000	\$185,000	+ 6.9%
Single-Family Homes	\$293,570	\$312,177	+ 6.3%
All Single-Family Homes	\$195,000	\$206,245	+ 5.8%

Condos

	4-2022	4-2023	Change
Condos	\$99,900	\$121,750	+ 21.9%
Condos	\$123,000	\$134,500	+ 9.3%
Condos	--	\$140,000	--
All Condos	\$110,000	\$127,750	+ 16.1%

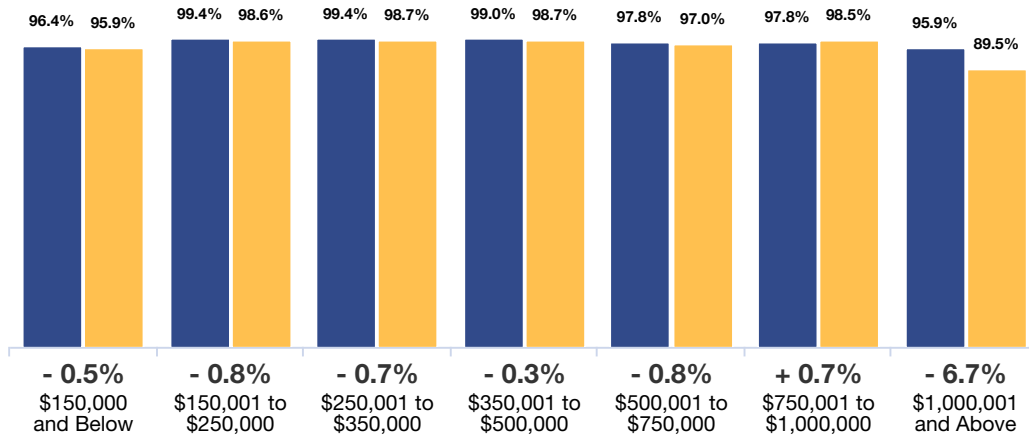
Percent of List Price Received



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.**

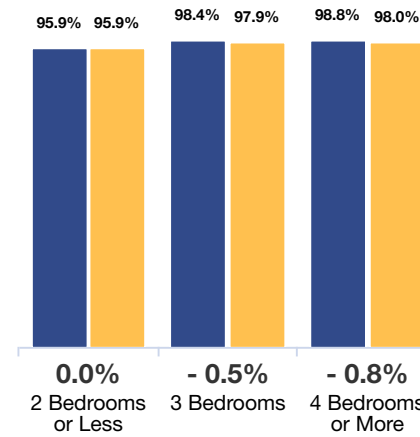
By Price Range

■ 4-2022 ■ 4-2023



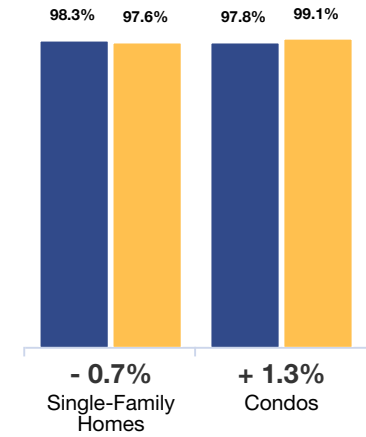
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



	All Properties			Single-Family Homes			Condos		
By Price Range	4-2022	4-2023	Change	4-2022	4-2023	Change	4-2022	4-2023	Change
\$150,000 and Below	96.4%	95.9%	- 0.5%	96.2%	95.2%	- 1.0%	97.6%	99.1%	+ 1.5%
\$150,001 to \$250,000	99.4%	98.6%	- 0.8%	99.4%	98.6%	- 0.8%	99.5%	99.0%	- 0.5%
\$250,001 to \$350,000	99.4%	98.7%	- 0.7%	99.4%	98.7%	- 0.7%	95.5%	99.8%	+ 4.5%
\$350,001 to \$500,000	99.0%	98.7%	- 0.3%	99.0%	98.7%	- 0.3%	100.0%	--	--
\$500,001 to \$750,000	97.8%	97.0%	- 0.8%	97.8%	96.9%	- 0.9%	100.0%	98.0%	- 2.0%
\$750,001 to \$1,000,000	97.8%	98.5%	+ 0.7%	97.6%	98.5%	+ 0.9%	100.0%	--	--
\$1,000,001 and Above	95.9%	89.5%	- 6.7%	95.9%	89.5%	- 6.7%	--	--	--
All Price Ranges	98.3%	97.7%	- 0.6%	98.3%	97.6%	- 0.7%	97.8%	99.1%	+ 1.3%
By Bedroom Count	4-2022	4-2023	Change	4-2022	4-2023	Change	4-2022	4-2023	Change
2 Bedrooms or Less	95.9%	95.9%	0.0%	95.1%	94.7%	- 0.4%	97.7%	99.0%	+ 1.3%
3 Bedrooms	98.4%	97.9%	- 0.5%	98.5%	97.9%	- 0.6%	97.9%	99.6%	+ 1.7%
4 Bedrooms or More	98.8%	98.0%	- 0.8%	98.8%	98.0%	- 0.8%	--	97.3%	--
All Bedroom Counts	98.3%	97.7%	- 0.6%	98.3%	97.6%	- 0.7%	97.8%	99.1%	+ 1.3%

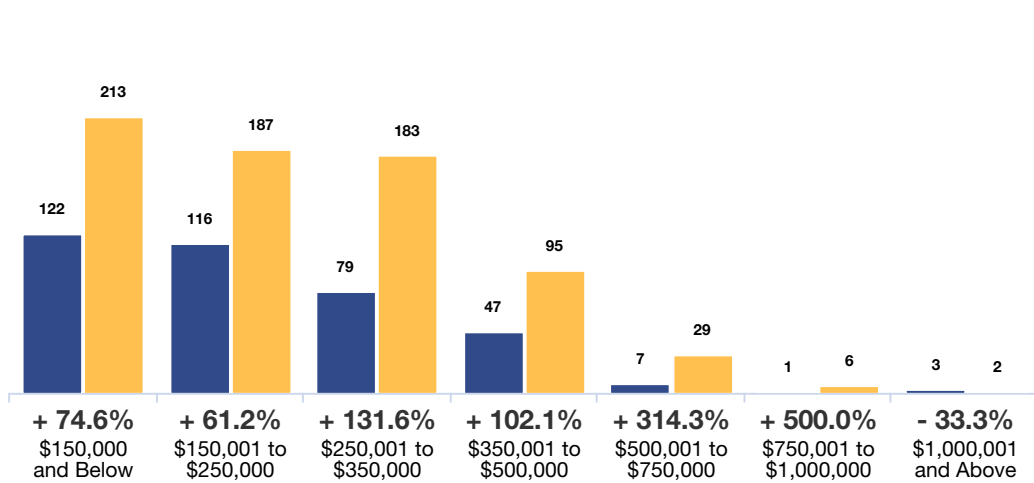
Inventory of Homes for Sale



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

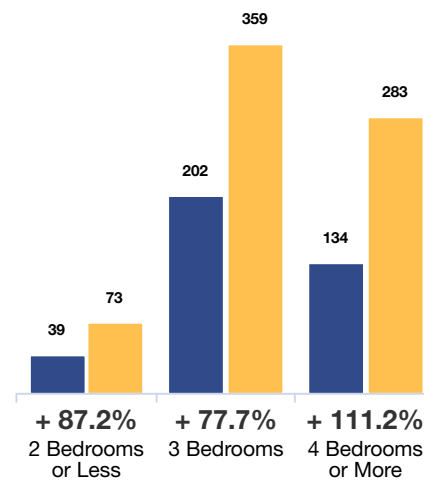
By Price Range

■ 4-2022 ■ 4-2023



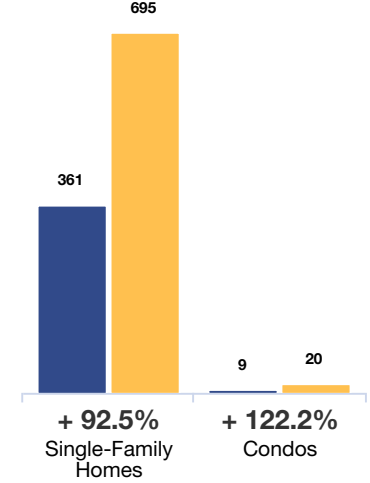
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



	All Properties			Single-Family Homes			Condos		
By Price Range	4-2022	4-2023	Change	4-2022	4-2023	Change	4-2022	4-2023	Change
\$150,000 and Below	122	213	+ 74.6%	109	198	+ 81.7%	8	15	+ 87.5%
\$150,001 to \$250,000	116	187	+ 61.2%	115	182	+ 58.3%	1	5	+ 400.0%
\$250,001 to \$350,000	79	183	+ 131.6%	79	183	+ 131.6%	0	0	0.0%
\$350,001 to \$500,000	47	95	+ 102.1%	47	95	+ 102.1%	0	0	0.0%
\$500,001 to \$750,000	7	29	+ 314.3%	7	29	+ 314.3%	0	0	0.0%
\$750,001 to \$1,000,000	1	6	+ 500.0%	1	6	+ 500.0%	0	0	0.0%
\$1,000,001 and Above	3	2	- 33.3%	3	2	- 33.3%	0	0	0.0%
All Price Ranges	375	715	+ 90.7%	361	695	+ 92.5%	9	20	+ 122.2%
By Bedroom Count	4-2022	4-2023	Change	4-2022	4-2023	Change	4-2022	4-2023	Change
2 Bedrooms or Less	39	73	+ 87.2%	33	58	+ 75.8%	6	15	+ 150.0%
3 Bedrooms	202	359	+ 77.7%	198	355	+ 79.3%	2	4	+ 100.0%
4 Bedrooms or More	134	283	+ 111.2%	130	282	+ 116.9%	1	1	0.0%
All Bedroom Counts	375	715	+ 90.7%	361	695	+ 92.5%	9	20	+ 122.2%

Months Supply of Inventory

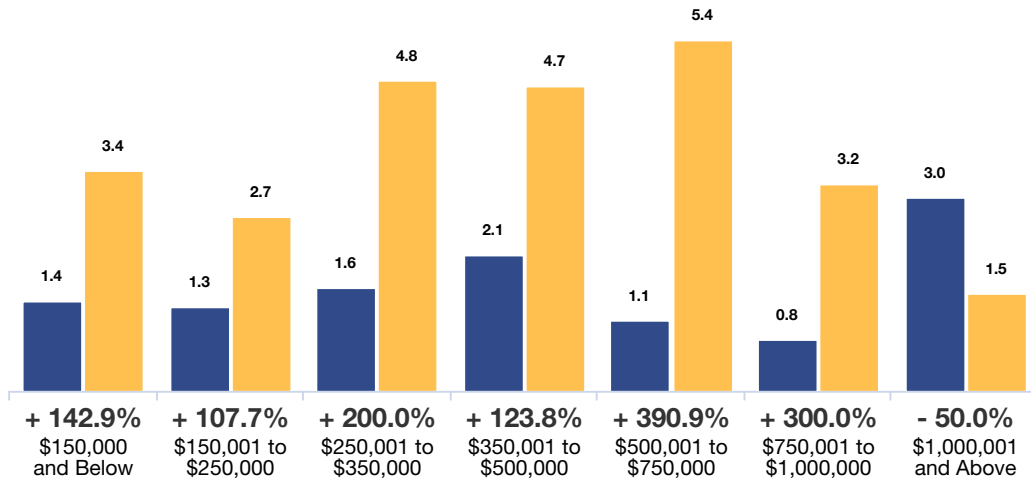


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

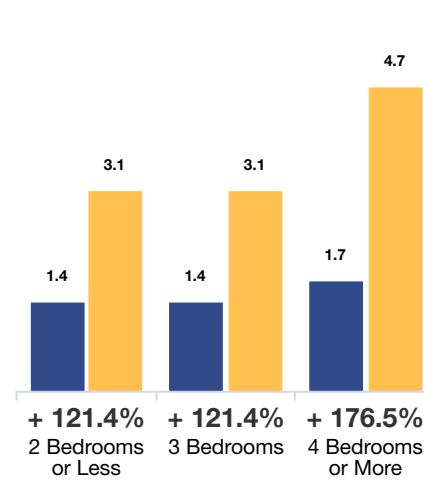
By Price Range

■ 4-2022 ■ 4-2023



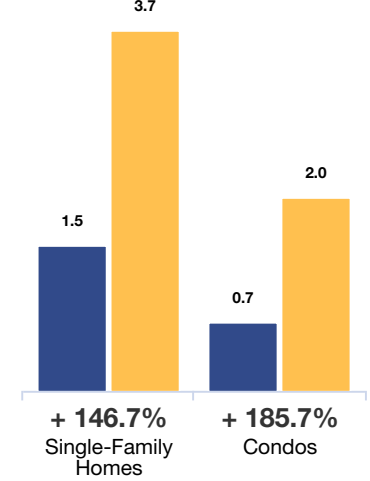
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



	All Properties			Single-Family Homes			Condos		
By Price Range	4-2022	4-2023	Change	4-2022	4-2023	Change	4-2022	4-2023	Change
\$150,000 and Below	1.4	3.4	+142.9%	1.5	3.7	+146.7%	0.7	1.9	+171.4%
\$150,001 to \$250,000	1.3	2.7	+107.7%	1.4	2.7	+92.9%	0.5	2.8	+460.0%
\$250,001 to \$350,000	1.6	4.8	+200.0%	1.6	4.8	+200.0%	--	--	--
\$350,001 to \$500,000	2.1	4.7	+123.8%	2.1	4.7	+123.8%	--	--	--
\$500,001 to \$750,000	1.1	5.4	+390.9%	1.1	5.7	+418.2%	--	--	--
\$750,001 to \$1,000,000	0.8	3.2	+300.0%	0.8	3.2	+300.0%	--	--	--
\$1,000,001 and Above	3.0	1.5	-50.0%	3.0	1.5	-50.0%	--	--	--
All Price Ranges	1.5	3.6	+140.0%	1.5	3.7	+146.7%	0.7	2.0	+185.7%
By Bedroom Count	4-2022	4-2023	Change	4-2022	4-2023	Change	4-2022	4-2023	Change
2 Bedrooms or Less	1.4	3.1	+121.4%	1.7	3.4	+100.0%	0.7	2.3	+228.6%
3 Bedrooms	1.4	3.1	+121.4%	1.5	3.2	+113.3%	0.4	1.1	+175.0%
4 Bedrooms or More	1.7	4.7	+176.5%	1.7	4.7	+176.5%	--	1.0	--
All Bedroom Counts	1.5	3.6	+140.0%	1.5	3.7	+146.7%	0.7	2.0	+185.7%