

Housing Supply Overview

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October 2023

U.S. sales of new residential homes continue to soar, rising 12.3% from the previous month to an annual rate of 759,000, according to the Census Bureau, with sales up 33.9% compared to the same period last year. The latest reading surpassed economists' expectations for the month and marks the highest level of new-home sales since February 2022, as homebuilders continue to benefit from limited existing-home inventory, which remains at historically low levels nationwide. For the 12-month period spanning November 2022 through October 2023, Pending Sales in the Pee Dee REALTOR® Association region decreased 15.5 percent overall. The price range with the largest pending sales gain was the \$250,001 to \$350,000 range, where sales rose 1.5 percent.

The overall Median Sales Price went up 3.0 percent to \$205,000. The property type with the largest gain was the Condos segment, where prices were up 9.9 percent to \$134,500. The price range that tended to sell the quickest was the \$1,000,001 and Above range at 46 days. The price range that tended to sell the slowest was the \$750,001 to \$1,000,000 range at 139 days.

Market-wide, inventory levels were up 11.6 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale rose 107.1 percent. That amounts to 3.9 months of inventory for Single-Family Homes and 3.4 months of inventory for Condos.

Quick Facts

+ 1.5%

- 3.5%

- 12.6%

Price Range with
Strongest Sales:
\$250,001 to \$350,000

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

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



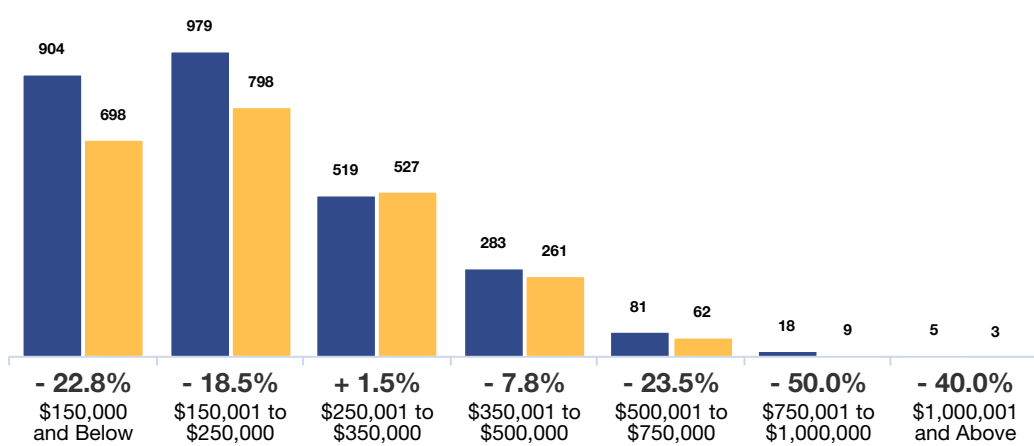
Pending Sales



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

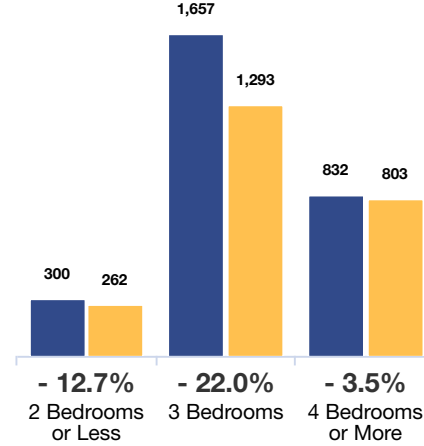
By Price Range

■ 10-2022 ■ 10-2023



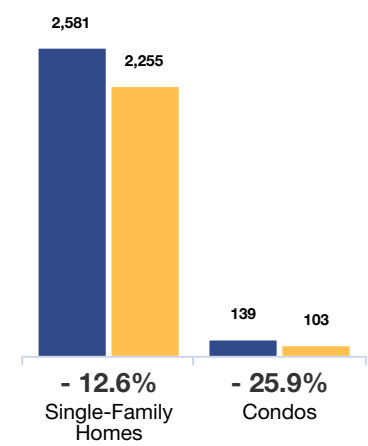
By Bedroom Count

■ 10-2022 ■ 10-2023



By Property Type

■ 10-2022 ■ 10-2023



All Properties

By Price Range	10-2022	10-2023	Change
\$150,000 and Below	904	698	- 22.8%
\$150,001 to \$250,000	979	798	- 18.5%
\$250,001 to \$350,000	519	527	+ 1.5%
\$350,001 to \$500,000	283	261	- 7.8%
\$500,001 to \$750,000	81	62	- 23.5%
\$750,001 to \$1,000,000	18	9	- 50.0%
\$1,000,001 and Above	5	3	- 40.0%
All Price Ranges	2,789	2,358	- 15.5%

Single-Family Homes

By Bedroom Count	10-2022	10-2023	Change
2 Bedrooms or Less	300	262	- 12.7%
3 Bedrooms	1,657	1,293	- 22.0%
4 Bedrooms or More	832	803	- 3.5%
All Bedroom Counts	2,789	2,358	- 15.5%

Condos

By Price Range	10-2022	10-2023	Change
\$150,000 and Below	726	619	- 14.7%
\$150,001 to \$250,000	957	775	- 19.0%
\$250,001 to \$350,000	516	527	+ 2.1%
\$350,001 to \$500,000	282	261	- 7.4%
\$500,001 to \$750,000	78	61	- 21.8%
\$750,001 to \$1,000,000	17	9	- 47.1%
\$1,000,001 and Above	5	3	- 40.0%
All Price Ranges	2,581	2,255	- 12.6%

By Price Range	10-2022	10-2023	Change
\$150,000 and Below	116	79	- 31.9%
\$150,001 to \$250,000	16	23	+ 43.8%
\$250,001 to \$350,000	2	0	- 100.0%
\$350,001 to \$500,000	1	0	- 100.0%
\$500,001 to \$750,000	3	1	- 66.7%
\$750,001 to \$1,000,000	1	0	- 100.0%
\$1,000,001 and Above	0	0	0.0%
All Price Ranges	139	103	- 25.9%

By Bedroom Count	10-2022	10-2023	Change
2 Bedrooms or Less	216	191	- 11.6%
3 Bedrooms	1,557	1,262	- 18.9%
4 Bedrooms or More	808	802	- 0.7%
All Bedroom Counts	2,581	2,255	- 12.6%

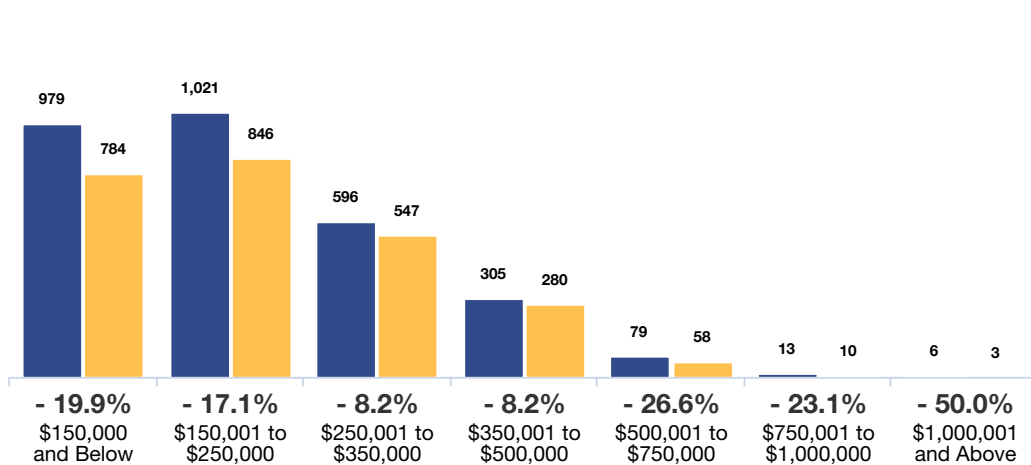
Closed Sales



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

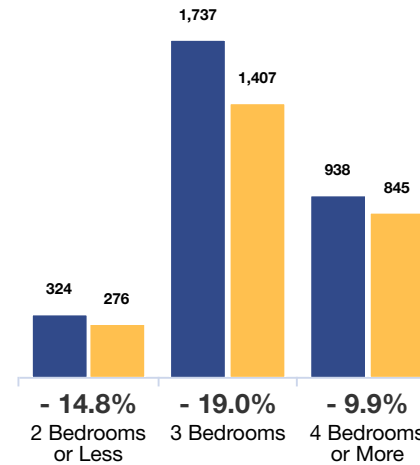
By Price Range

■ 10-2022 ■ 10-2023



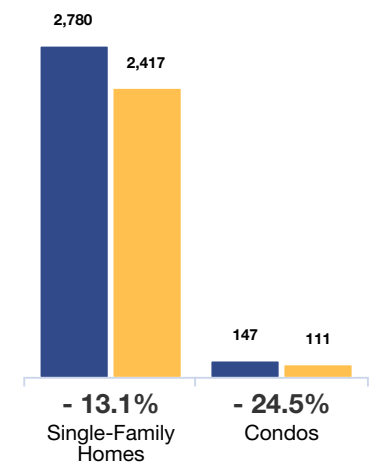
By Bedroom Count

■ 10-2022 ■ 10-2023



By Property Type

■ 10-2022 ■ 10-2023



All Properties

By Price Range	10-2022	10-2023	Change
\$150,000 and Below	979	784	-19.9%
\$150,001 to \$250,000	1,021	846	-17.1%
\$250,001 to \$350,000	596	547	-8.2%
\$350,001 to \$500,000	305	280	-8.2%
\$500,001 to \$750,000	79	58	-26.6%
\$750,001 to \$1,000,000	13	10	-23.1%
\$1,000,001 and Above	6	3	-50.0%
All Price Ranges	2,999	2,528	-15.7%

Single-Family Homes

By Price Range	10-2022	10-2023	Change
\$150,000 and Below	792	699	-11.7%
\$150,001 to \$250,000	998	821	-17.7%
\$250,001 to \$350,000	592	547	-7.6%
\$350,001 to \$500,000	304	280	-7.9%
\$500,001 to \$750,000	76	57	-25.0%
\$750,001 to \$1,000,000	12	10	-16.7%
\$1,000,001 and Above	6	3	-50.0%
All Price Ranges	2,780	2,417	-13.1%

Condos

By Bedroom Count	10-2022	10-2023	Change
2 Bedrooms or Less	90	75	-16.7%
3 Bedrooms	16	25	+56.2%
4 Bedrooms or More	2	0	-100.0%
All Bedroom Counts	147	111	-24.5%

By Bedroom Count	10-2022	10-2023	Change
2 Bedrooms or Less	324	276	-14.8%
3 Bedrooms	1,737	1,407	-19.0%
4 Bedrooms or More	938	845	-9.9%
All Bedroom Counts	2,999	2,528	-15.7%

By Price Range	10-2022	10-2023	Change
\$150,000 and Below	233	201	-13.7%
\$150,001 to \$250,000	1,636	1,372	-16.1%
\$250,001 to \$350,000	911	844	-7.4%
\$350,001 to \$500,000	2	1	-50.0%
\$500,001 to \$750,000	0	0	0.0%
\$750,001 to \$1,000,000	0	0	0.0%
\$1,000,001 and Above	0	0	0.0%
All Price Ranges	2,780	2,417	-13.1%

Days On Market Until Sale

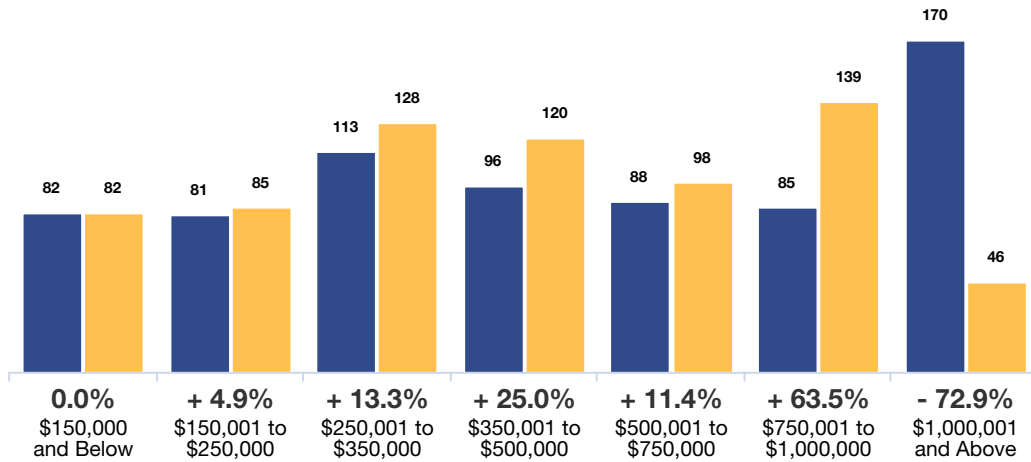


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

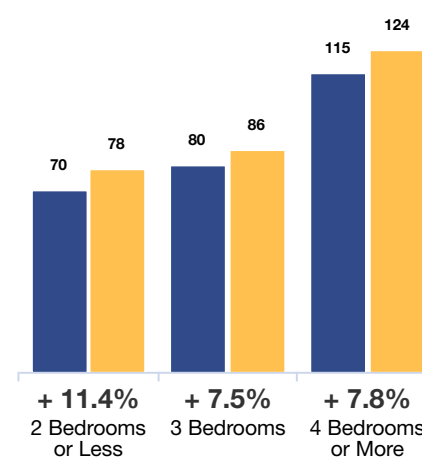
By Price Range

■ 10-2022 ■ 10-2023



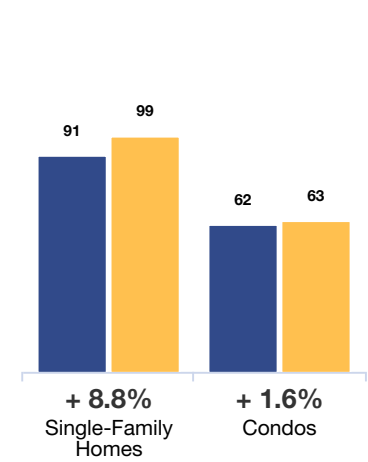
By Bedroom Count

■ 10-2022 ■ 10-2023



By Property Type

■ 10-2022 ■ 10-2023



All Properties

By Price Range	10-2022	10-2023	Change
\$150,000 and Below	82	82	0.0%
\$150,001 to \$250,000	81	85	+ 4.9%
\$250,001 to \$350,000	113	128	+ 13.3%
\$350,001 to \$500,000	96	120	+ 25.0%
\$500,001 to \$750,000	88	98	+ 11.4%
\$750,001 to \$1,000,000	85	139	+ 63.5%
\$1,000,001 and Above	170	46	- 72.9%
All Price Ranges	90	98	+ 8.9%

Single-Family Homes

By Price Range	10-2022	10-2023	Change
\$150,000 and Below	85	86	+ 1.2%
\$150,001 to \$250,000	82	84	+ 2.4%
\$250,001 to \$350,000	113	128	+ 13.3%
\$350,001 to \$500,000	96	120	+ 25.0%
\$500,001 to \$750,000	90	100	+ 11.1%
\$750,001 to \$1,000,000	92	139	+ 51.1%
\$1,000,001 and Above	170	46	- 72.9%
All Price Ranges	91	99	+ 8.8%

Condos

By Price Range	10-2022	10-2023	Change
\$150,000 and Below	64	55	- 14.1%
\$150,001 to \$250,000	61	94	+ 54.1%
\$250,001 to \$350,000	31	--	--
\$350,001 to \$500,000	42	--	--
\$500,001 to \$750,000	46	0	- 100.0%
\$750,001 to \$1,000,000	0	--	--
\$1,000,001 and Above	--	--	--
All Price Ranges	62	63	+ 1.6%

By Bedroom Count

By Bedroom Count	10-2022	10-2023	Change
2 Bedrooms or Less	70	78	+ 11.4%
3 Bedrooms	80	86	+ 7.5%
4 Bedrooms or More	115	124	+ 7.8%
All Bedroom Counts	90	98	+ 8.9%

Single-Family Homes

By Bedroom Count	10-2022	10-2023	Change
2 Bedrooms or Less	76	83	+ 9.2%
3 Bedrooms	80	87	+ 8.8%
4 Bedrooms or More	116	124	+ 6.9%
All Bedroom Counts	91	99	+ 8.8%

Condos

By Bedroom Count	10-2022	10-2023	Change
2 Bedrooms or Less	54	63	+ 16.7%
3 Bedrooms	75	61	- 18.7%
4 Bedrooms or More	80	152	+ 90.0%
All Bedroom Counts	62	63	+ 1.6%

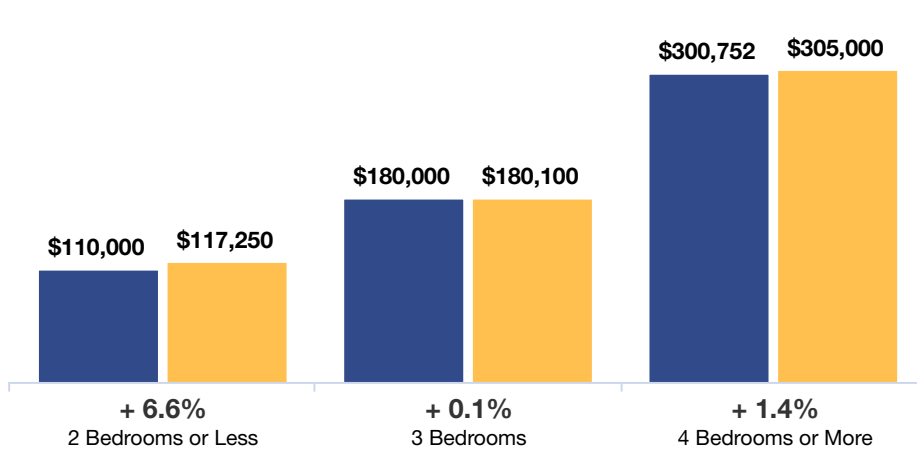
Median Sales Price



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

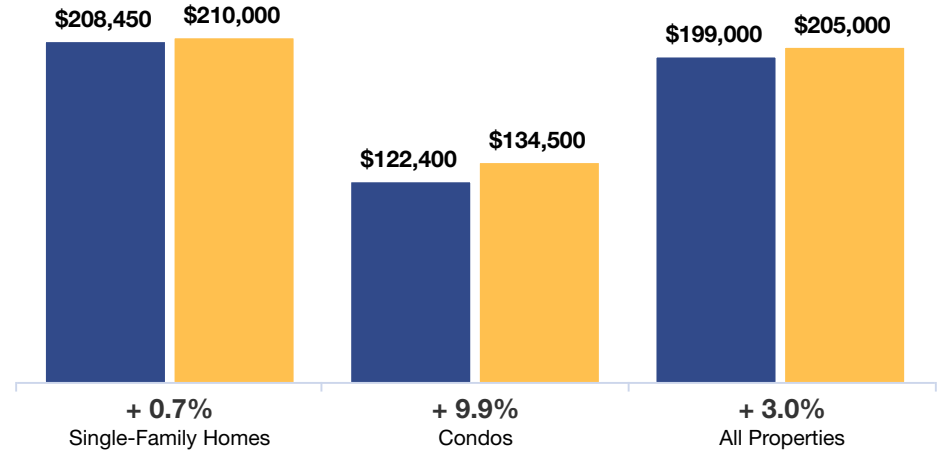
By Bedroom Count

■ 10-2022 ■ 10-2023



By Property Type

■ 10-2022 ■ 10-2023



All Properties

By Bedroom Count

	10-2022	10-2023	Change
2 Bedrooms or Less	\$110,000	\$117,250	+ 6.6%
3 Bedrooms	\$180,000	\$180,100	+ 0.1%
4 Bedrooms or More	\$300,752	\$305,000	+ 1.4%
All Bedroom Counts	\$199,000	\$205,000	+ 3.0%

Single-Family Homes

	10-2022	10-2023	Change
2 Bedrooms or Less	\$110,000	\$101,000	- 8.2%
3 Bedrooms	\$185,000	\$183,495	- 0.8%
4 Bedrooms or More	\$306,000	\$305,250	- 0.2%
All Bedroom Counts	\$208,450	\$210,000	+ 0.7%

Condos

	10-2022	10-2023	Change
2 Bedrooms or Less	\$114,450	\$129,000	+ 12.7%
3 Bedrooms	\$130,000	\$139,000	+ 6.9%
4 Bedrooms or More	\$379,450	\$140,000	- 63.1%
All Bedroom Counts	\$122,400	\$134,500	+ 9.9%

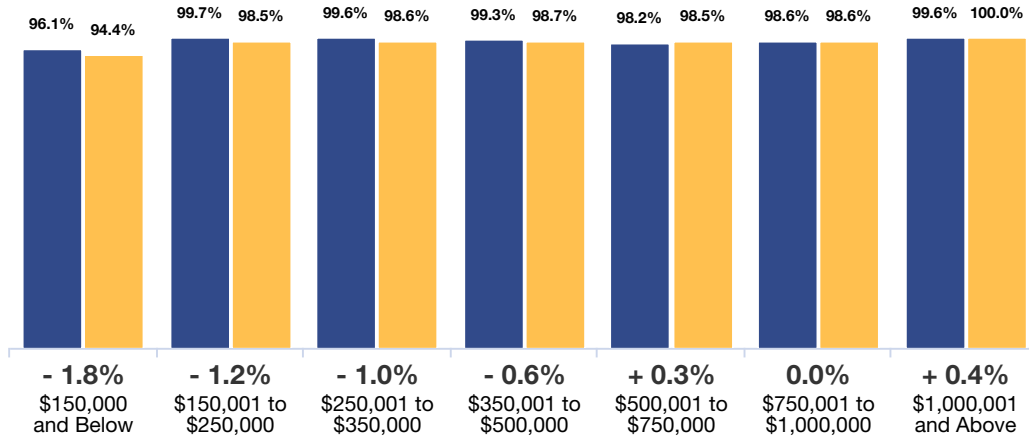
Percent of List Price Received



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.**

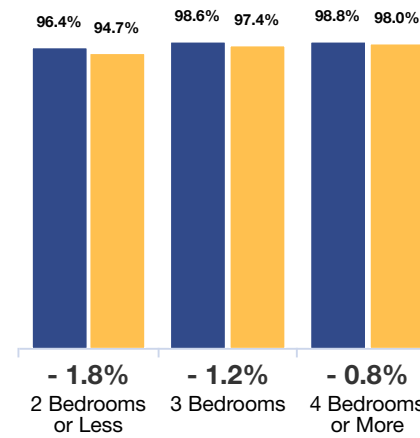
By Price Range

■ 10-2022 ■ 10-2023



By Bedroom Count

■ 10-2022 ■ 10-2023



By Property Type

■ 10-2022 ■ 10-2023



	All Properties			Single-Family Homes			Condos		
By Price Range	10-2022	10-2023	Change	10-2022	10-2023	Change	10-2022	10-2023	Change
\$150,000 and Below	96.1%	94.4%	-1.8%	95.6%	94.0%	-1.7%	98.8%	97.8%	-1.0%
\$150,001 to \$250,000	99.7%	98.5%	-1.2%	99.7%	98.4%	-1.3%	99.5%	99.9%	+0.4%
\$250,001 to \$350,000	99.6%	98.6%	-1.0%	99.6%	98.6%	-1.0%	99.8%	--	--
\$350,001 to \$500,000	99.3%	98.7%	-0.6%	99.3%	98.7%	-0.6%	100.0%	--	--
\$500,001 to \$750,000	98.2%	98.5%	+0.3%	98.2%	98.5%	+0.3%	98.0%	100.0%	+2.0%
\$750,001 to \$1,000,000	98.6%	98.6%	0.0%	98.5%	98.6%	+0.1%	100.0%	--	--
\$1,000,001 and Above	99.6%	100.0%	+0.4%	99.6%	100.0%	+0.4%	--	--	--
All Price Ranges	98.4%	97.3%	-1.1%	98.4%	97.2%	-1.2%	98.9%	98.3%	-0.6%
By Bedroom Count	10-2022	10-2023	Change	10-2022	10-2023	Change	10-2022	10-2023	Change
2 Bedrooms or Less	96.4%	94.7%	-1.8%	95.3%	93.4%	-2.0%	99.2%	98.2%	-1.0%
3 Bedrooms	98.6%	97.4%	-1.2%	98.6%	97.3%	-1.3%	98.4%	98.5%	+0.1%
4 Bedrooms or More	98.8%	98.0%	-0.8%	98.9%	98.0%	-0.9%	97.7%	96.6%	-1.1%
All Bedroom Counts	98.4%	97.3%	-1.1%	98.4%	97.2%	-1.2%	98.9%	98.3%	-0.6%

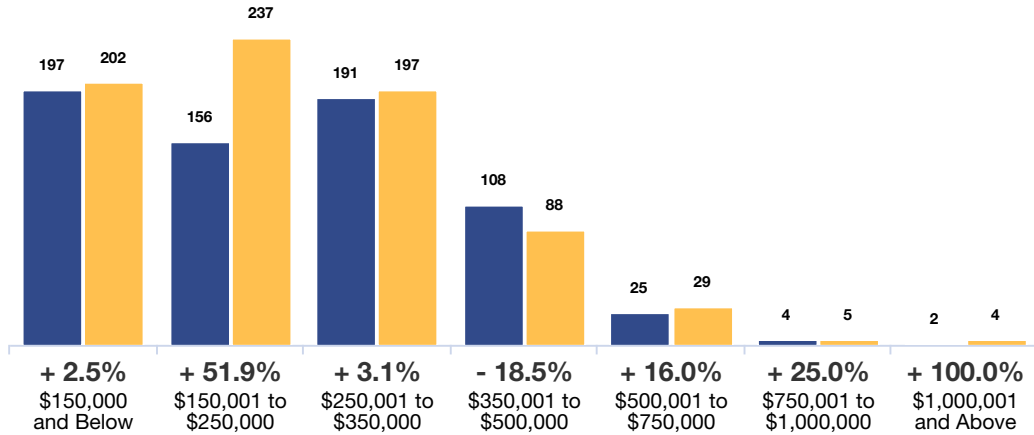
Inventory of Homes for Sale



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

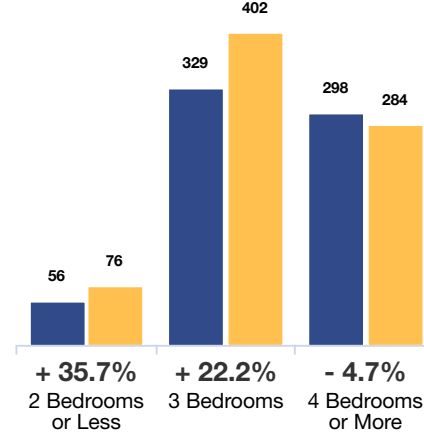
By Price Range

■ 10-2022 ■ 10-2023



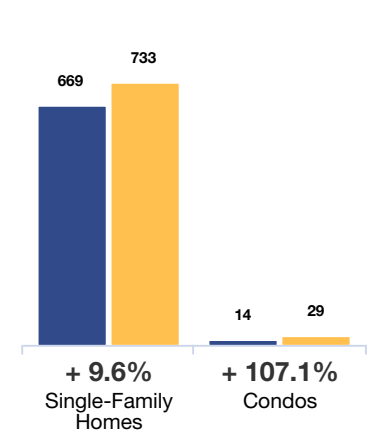
By Bedroom Count

■ 10-2022 ■ 10-2023



By Property Type

■ 10-2022 ■ 10-2023



All Properties

By Price Range	10-2022	10-2023	Change
\$150,000 and Below	197	202	+ 2.5%
\$150,001 to \$250,000	156	237	+ 51.9%
\$250,001 to \$350,000	191	197	+ 3.1%
\$350,001 to \$500,000	108	88	- 18.5%
\$500,001 to \$750,000	25	29	+ 16.0%
\$750,001 to \$1,000,000	4	5	+ 25.0%
\$1,000,001 and Above	2	4	+ 100.0%
All Price Ranges	683	762	+ 11.6%

Single-Family Homes

By Price Range	10-2022	10-2023	Change
\$150,000 and Below	186	178	- 4.3%
\$150,001 to \$250,000	154	233	+ 51.3%
\$250,001 to \$350,000	190	196	+ 3.2%
\$350,001 to \$500,000	108	88	- 18.5%
\$500,001 to \$750,000	25	29	+ 16.0%
\$750,001 to \$1,000,000	4	5	+ 25.0%
\$1,000,001 and Above	2	4	+ 100.0%
All Price Ranges	669	733	+ 9.6%

Condos

By Bedroom Count	10-2022	10-2023	Change
2 Bedrooms or Less	8	22	+ 175.0%
3 Bedrooms	5	6	+ 20.0%
4 Bedrooms or More	1	1	0.0%
All Bedroom Counts	14	29	+ 107.1%

By Bedroom Count	10-2022	10-2023	Change
2 Bedrooms or Less	56	76	+ 35.7%
3 Bedrooms	329	402	+ 22.2%
4 Bedrooms or More	298	284	- 4.7%
All Bedroom Counts	683	762	+ 11.6%

By Price Range	10-2022	10-2023	Change
\$150,000 and Below	186	178	- 4.3%
\$150,001 to \$250,000	154	233	+ 51.3%
\$250,001 to \$350,000	190	196	+ 3.2%
\$350,001 to \$500,000	108	88	- 18.5%
\$500,001 to \$750,000	25	29	+ 16.0%
\$750,001 to \$1,000,000	4	5	+ 25.0%
\$1,000,001 and Above	2	4	+ 100.0%
All Price Ranges	669	733	+ 9.6%

Months Supply of Inventory

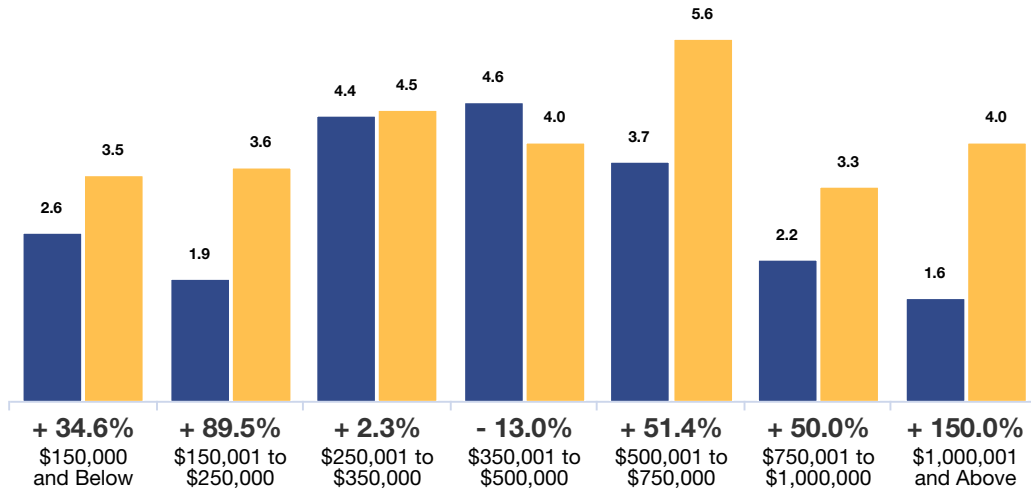


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

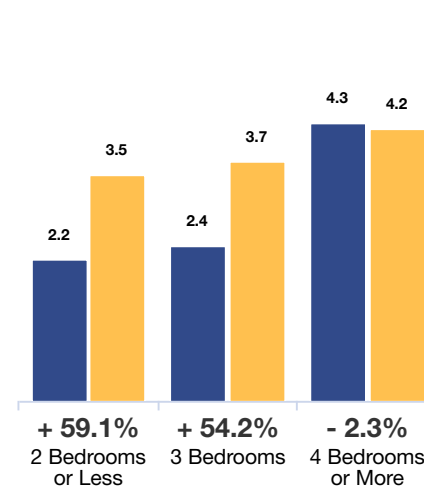
By Price Range

■ 10-2022 ■ 10-2023



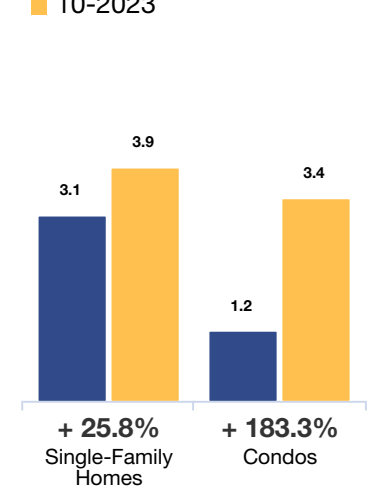
By Bedroom Count

■ 10-2022 ■ 10-2023



By Property Type

■ 10-2022 ■ 10-2023



All Properties

By Price Range	10-2022	10-2023	Change
\$150,000 and Below	2.6	3.5	+ 34.6%
\$150,001 to \$250,000	1.9	3.6	+ 89.5%
\$250,001 to \$350,000	4.4	4.5	+ 2.3%
\$350,001 to \$500,000	4.6	4.0	- 13.0%
\$500,001 to \$750,000	3.7	5.6	+ 51.4%
\$750,001 to \$1,000,000	2.2	3.3	+ 50.0%
\$1,000,001 and Above	1.6	4.0	+ 150.0%
All Price Ranges	2.9	3.9	+ 34.5%

Single-Family Homes

By Price Range	10-2022	10-2023	Change
\$150,000 and Below	3.1	3.5	+ 12.9%
\$150,001 to \$250,000	1.9	3.6	+ 89.5%
\$250,001 to \$350,000	4.4	4.5	+ 2.3%
\$350,001 to \$500,000	4.6	4.0	- 13.0%
\$500,001 to \$750,000	3.8	5.7	+ 50.0%
\$750,001 to \$1,000,000	2.1	3.3	+ 57.1%
\$1,000,001 and Above	1.6	4.0	+ 150.0%
All Price Ranges	3.1	3.9	+ 25.8%

Condos

By Price Range	10-2022	10-2023	Change
\$150,000 and Below	1.1	3.6	+ 227.3%
\$150,001 to \$250,000	1.1	1.7	+ 54.5%
\$250,001 to \$350,000	1.0	--	--
\$350,001 to \$500,000	--	--	--
\$500,001 to \$750,000	--	--	--
\$750,001 to \$1,000,000	--	--	--
\$1,000,001 and Above	--	--	--
All Price Ranges	1.2	3.4	+ 183.3%

By Bedroom Count	10-2022	10-2023	Change
2 Bedrooms or Less	2.2	3.5	+ 59.1%
3 Bedrooms	2.4	3.7	+ 54.2%
4 Bedrooms or More	4.3	4.2	- 2.3%
All Bedroom Counts	2.9	3.9	+ 34.5%

By Bedroom Count	10-2022	10-2023	Change
2 Bedrooms or Less	2.7	3.4	+ 25.9%
3 Bedrooms	2.5	3.8	+ 52.0%
4 Bedrooms or More	4.4	4.2	- 4.5%
All Bedroom Counts	3.1	3.9	+ 25.8%

By Bedroom Count	10-2022	10-2023	Change
2 Bedrooms or Less	1.2	3.7	+ 208.3%
3 Bedrooms	1.1	1.9	+ 72.7%
4 Bedrooms or More	1.0	1.0	0.0%
All Bedroom Counts	1.2	3.4	+ 183.3%