

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



August 2024

U.S. new home sales rose to the highest level since May 2023, following three consecutive monthly declines. Sales of new single-family homes increased 10.6% month-over-month to a seasonally adjusted annual rate of 739,000 units, according to the U.S. Census Bureau, with sales up in all four regions. Nationally, the median new-home sales price grew 3.1% from the previous month to \$429,800, with a 7.5-month supply at the current sales pace. For the 12-month period spanning September 2023 through August 2024, Pending Sales in the Pee Dee REALTOR® Association region softened 10.7 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales rose 100.0 percent.

The overall Median Sales Price went up 9.0 percent to \$219,000. The property type with the largest gain was the Condos segment, where prices rose 11.0 percent to \$143,700. The price range that tended to sell the quickest was the \$1,000,001 and Above range at 22 days. The price range that tended to sell the slowest was the \$750,001 to \$1,000,000 range at 105 days.

Market-wide, inventory levels improved 67.9 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale rose 230.8 percent. That amounts to 5.3 months of inventory for Single-Family Homes and 6.7 months of inventory for Condos.

Quick Facts

+ 100.0%

- 8.3%

- 9.6%

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

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

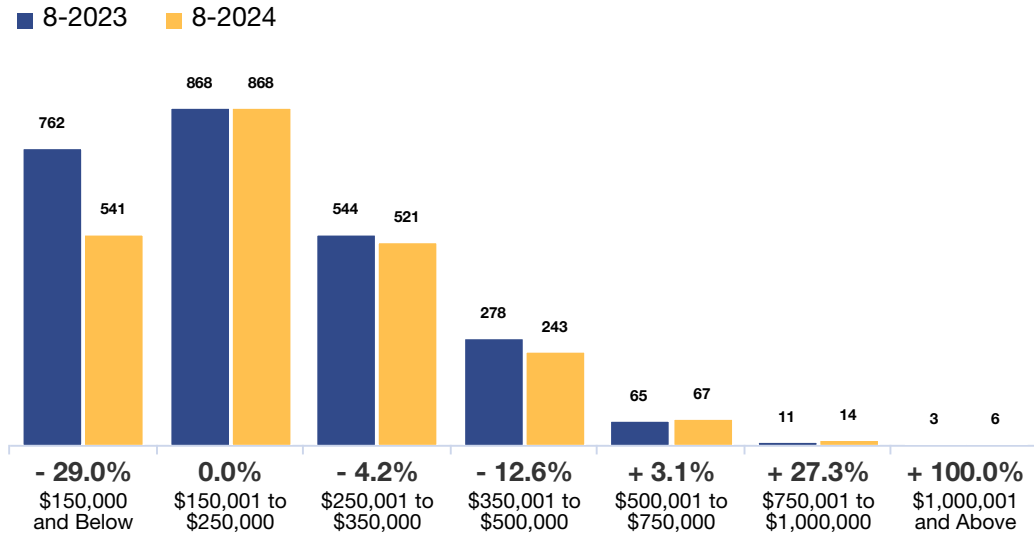


Pending Sales

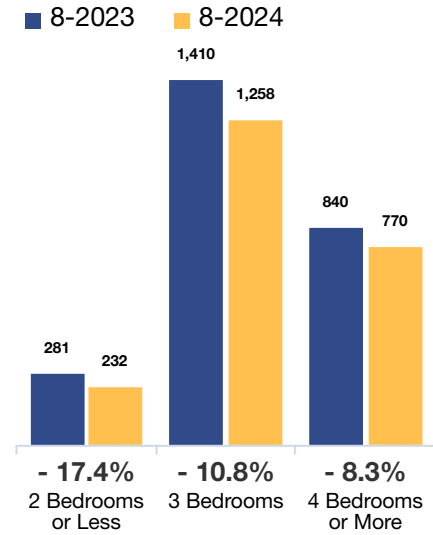


A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**

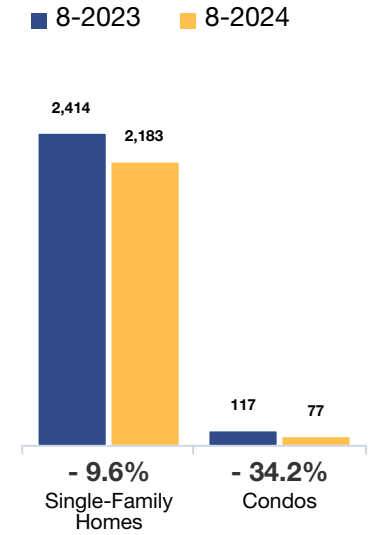
By Price Range



By Bedroom Count



By Property Type



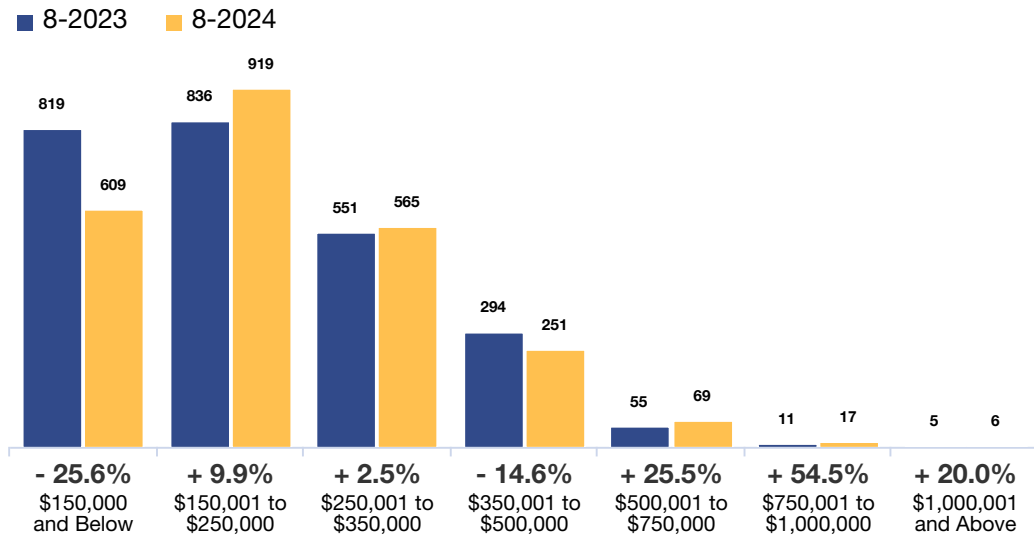
	All Properties			Single-Family Homes			Condos		
By Price Range	8-2023	8-2024	Change	8-2023	8-2024	Change	8-2023	8-2024	Change
\$150,000 and Below	762	541	- 29.0%	670	496	- 26.0%	92	45	- 51.1%
\$150,001 to \$250,000	868	868	0.0%	845	843	- 0.2%	23	25	+ 8.7%
\$250,001 to \$350,000	544	521	- 4.2%	544	515	- 5.3%	0	6	--
\$350,001 to \$500,000	278	243	- 12.6%	278	243	- 12.6%	0	0	0.0%
\$500,001 to \$750,000	65	67	+ 3.1%	63	67	+ 6.3%	2	0	- 100.0%
\$750,001 to \$1,000,000	11	14	+ 27.3%	11	14	+ 27.3%	0	0	0.0%
\$1,000,001 and Above	3	6	+ 100.0%	3	5	+ 66.7%	0	1	--
All Price Ranges	2,531	2,260	- 10.7%	2,414	2,183	- 9.6%	117	77	- 34.2%
By Bedroom Count	8-2023	8-2024	Change	8-2023	8-2024	Change	8-2023	8-2024	Change
2 Bedrooms or Less	281	232	- 17.4%	202	181	- 10.4%	79	51	- 35.4%
3 Bedrooms	1,410	1,258	- 10.8%	1,373	1,232	- 10.3%	37	26	- 29.7%
4 Bedrooms or More	840	770	- 8.3%	839	770	- 8.2%	1	0	- 100.0%
All Bedroom Counts	2,531	2,260	- 10.7%	2,414	2,183	- 9.6%	117	77	- 34.2%

Closed Sales

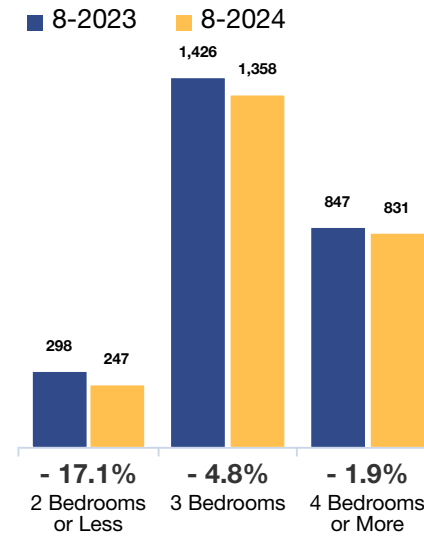


A count of the actual sales that closed. **Based on a rolling 12-month total.**

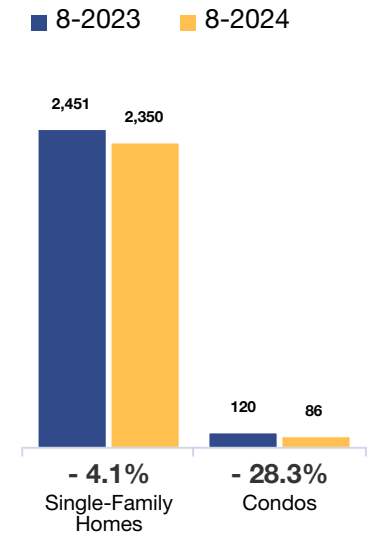
By Price Range



By Bedroom Count



By Property Type



	All Properties			Single-Family Homes			Condos		
By Price Range	8-2023	8-2024	Change	8-2023	8-2024	Change	8-2023	8-2024	Change
\$150,000 and Below	819	609	- 25.6%	722	556	- 23.0%	97	53	- 45.4%
\$150,001 to \$250,000	836	919	+ 9.9%	815	893	+ 9.6%	21	26	+ 23.8%
\$250,001 to \$350,000	551	565	+ 2.5%	551	559	+ 1.5%	0	6	--
\$350,001 to \$500,000	294	251	- 14.6%	294	251	- 14.6%	0	0	0.0%
\$500,001 to \$750,000	55	69	+ 25.5%	53	69	+ 30.2%	2	0	- 100.0%
\$750,001 to \$1,000,000	11	17	+ 54.5%	11	17	+ 54.5%	0	0	0.0%
\$1,000,001 and Above	5	6	+ 20.0%	5	5	0.0%	0	1	--
All Price Ranges	2,571	2,436	- 5.3%	2,451	2,350	- 4.1%	120	86	- 28.3%
By Bedroom Count	8-2023	8-2024	Change	8-2023	8-2024	Change	8-2023	8-2024	Change
2 Bedrooms or Less	298	247	- 17.1%	214	193	- 9.8%	84	54	- 35.7%
3 Bedrooms	1,426	1,358	- 4.8%	1,392	1,326	- 4.7%	34	32	- 5.9%
4 Bedrooms or More	847	831	- 1.9%	845	831	- 1.7%	2	0	- 100.0%
All Bedroom Counts	2,571	2,436	- 5.3%	2,451	2,350	- 4.1%	120	86	- 28.3%

Days On Market Until Sale

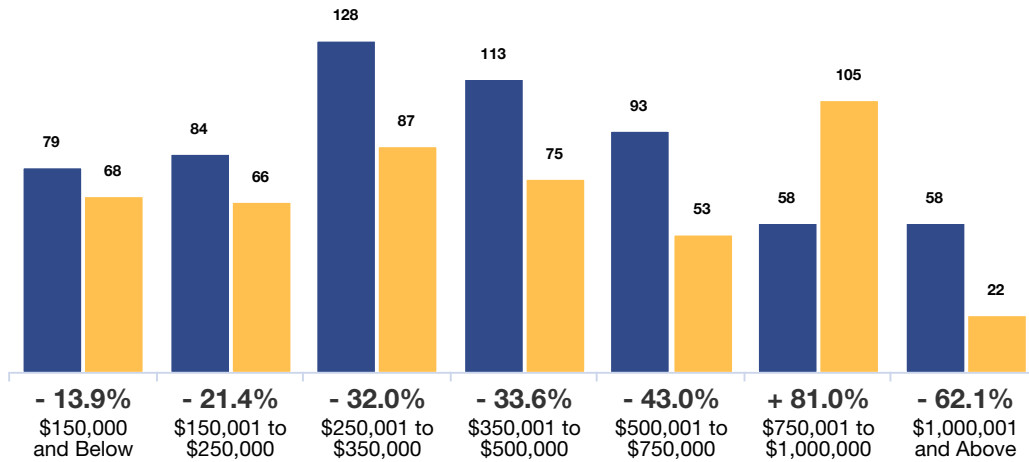


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

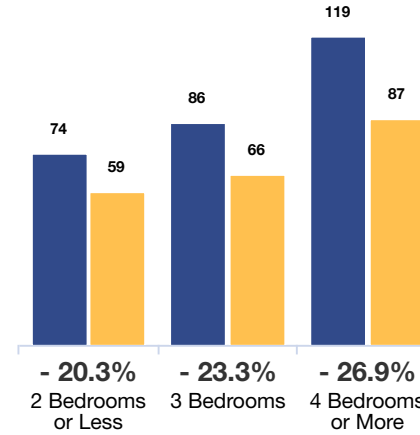
By Price Range

■ 8-2023 ■ 8-2024



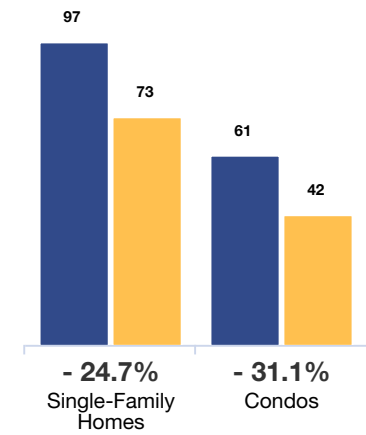
By Bedroom Count

■ 8-2023 ■ 8-2024



By Property Type

■ 8-2023 ■ 8-2024



All Properties

By Price Range	8-2023	8-2024	Change
\$150,000 and Below	79	68	- 13.9%
\$150,001 to \$250,000	84	66	- 21.4%
\$250,001 to \$350,000	128	87	- 32.0%
\$350,001 to \$500,000	113	75	- 33.6%
\$500,001 to \$750,000	93	53	- 43.0%
\$750,001 to \$1,000,000	58	105	+ 81.0%
\$1,000,001 and Above	58	22	- 62.1%
All Price Ranges	95	72	- 24.2%

Single-Family Homes

By Price Range	8-2023	8-2024	Change
\$150,000 and Below	82	71	- 13.4%
\$150,001 to \$250,000	84	66	- 21.4%
\$250,001 to \$350,000	128	87	- 32.0%
\$350,001 to \$500,000	113	75	- 33.6%
\$500,001 to \$750,000	95	53	- 44.2%
\$750,001 to \$1,000,000	58	105	+ 81.0%
\$1,000,001 and Above	58	26	- 55.2%
All Price Ranges	97	73	- 24.7%

Condos

By Price Range	8-2023	8-2024	Change
\$150,000 and Below	55	38	- 30.9%
\$150,001 to \$250,000	91	56	- 38.5%
\$250,001 to \$350,000	--	23	--
\$350,001 to \$500,000	--	--	--
\$500,001 to \$750,000	24	--	--
\$750,001 to \$1,000,000	--	--	--
\$1,000,001 and Above	--	1	--
All Price Ranges	61	42	- 31.1%

By Bedroom Count

By Bedroom Count	8-2023	8-2024	Change
2 Bedrooms or Less	74	59	- 20.3%
3 Bedrooms	86	66	- 23.3%
4 Bedrooms or More	119	87	- 26.9%
All Bedroom Counts	95	72	- 24.2%

Single-Family Homes

By Bedroom Count	8-2023	8-2024	Change
2 Bedrooms or Less	78	63	- 19.2%
3 Bedrooms	86	66	- 23.3%
4 Bedrooms or More	119	87	- 26.9%
All Bedroom Counts	97	73	- 24.7%

Condos

By Bedroom Count	8-2023	8-2024	Change
2 Bedrooms or Less	62	41	- 33.9%
3 Bedrooms	57	42	- 26.3%
4 Bedrooms or More	78	--	--
All Bedroom Counts	61	42	- 31.1%

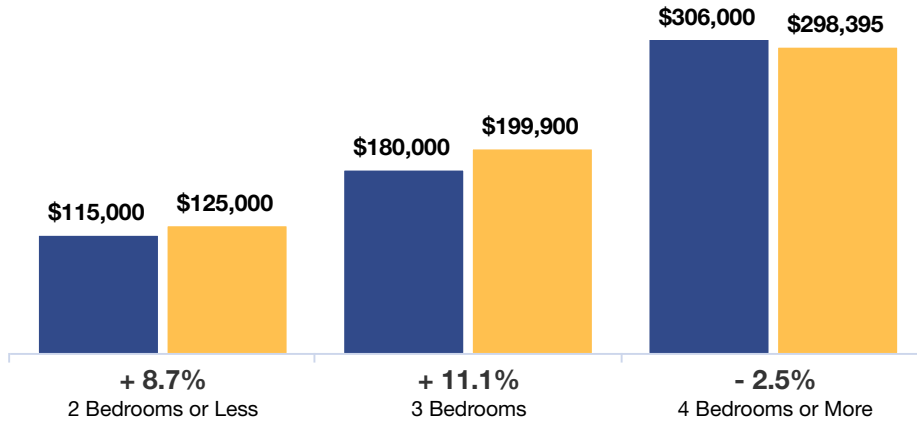
Median Sales Price



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

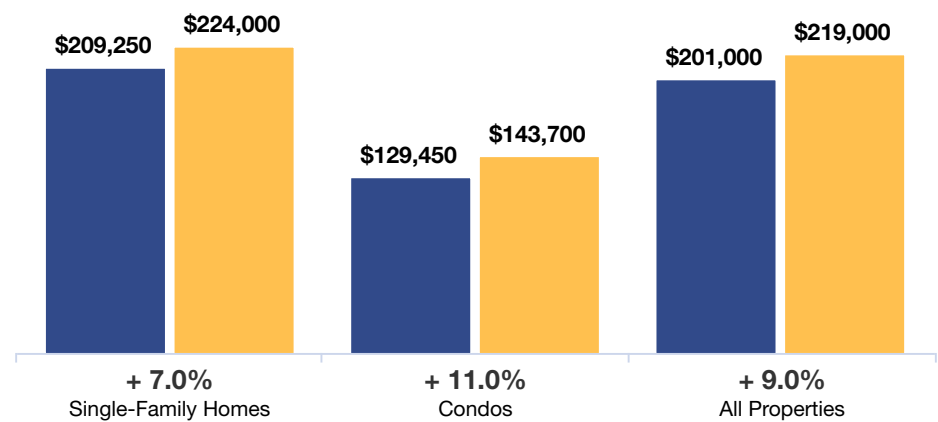
By Bedroom Count

■ 8-2023 ■ 8-2024



By Property Type

■ 8-2023 ■ 8-2024



All Properties

By Bedroom Count

	8-2023	8-2024	Change
2 Bedrooms or Less	\$115,000	\$125,000	+ 8.7%
3 Bedrooms	\$180,000	\$199,900	+ 11.1%
4 Bedrooms or More	\$306,000	\$298,395	- 2.5%
All Bedroom Counts	\$201,000	\$219,000	+ 9.0%

Single-Family Homes

	8-2023	8-2024	Change
Single-Family Homes	\$102,250	\$117,000	+ 14.4%
Single-Family Homes	\$180,000	\$200,000	+ 11.1%
Single-Family Homes	\$306,340	\$298,395	- 2.6%
All Single-Family Homes	\$209,250	\$224,000	+ 7.0%

Condos

	8-2023	8-2024	Change
Condos	\$127,000	\$137,000	+ 7.9%
Condos	\$134,950	\$155,375	+ 15.1%
Condos	\$134,450	--	--
All Condos	\$129,450	\$143,700	+ 11.0%

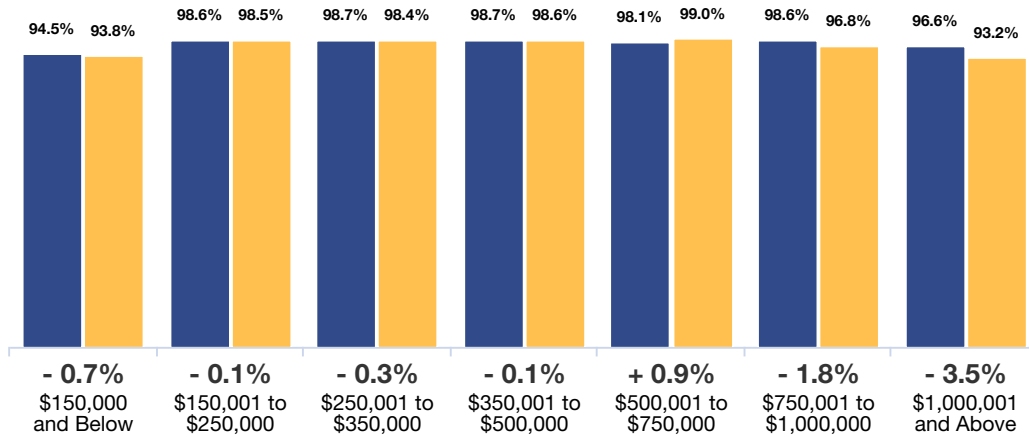
Percent of List Price Received



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.**

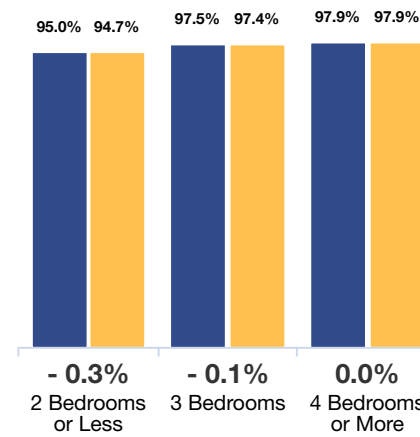
By Price Range

■ 8-2023 ■ 8-2024



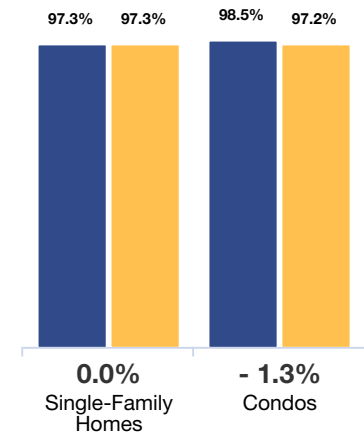
By Bedroom Count

■ 8-2023 ■ 8-2024



By Property Type

■ 8-2023 ■ 8-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	8-2023	8-2024	Change	8-2023	8-2024	Change	8-2023	8-2024	Change
\$150,000 and Below	94.5%	93.8%	-0.7%	94.0%	93.5%	-0.5%	98.2%	96.3%	-1.9%
\$150,001 to \$250,000	98.6%	98.5%	-0.1%	98.6%	98.5%	-0.1%	99.9%	99.1%	-0.8%
\$250,001 to \$350,000	98.7%	98.4%	-0.3%	98.7%	98.4%	-0.3%	--	96.4%	--
\$350,001 to \$500,000	98.7%	98.6%	-0.1%	98.7%	98.6%	-0.1%	--	--	--
\$500,001 to \$750,000	98.1%	99.0%	+0.9%	98.1%	99.0%	+0.9%	99.0%	--	--
\$750,001 to \$1,000,000	98.6%	96.8%	-1.8%	98.6%	96.8%	-1.8%	--	--	--
\$1,000,001 and Above	96.6%	93.2%	-3.5%	96.6%	92.2%	-4.6%	--	98.3%	--
All Price Ranges	97.3%	97.3%	0.0%	97.3%	97.3%	0.0%	98.5%	97.2%	-1.3%
By Bedroom Count	8-2023	8-2024	Change	8-2023	8-2024	Change	8-2023	8-2024	Change
2 Bedrooms or Less	95.0%	94.7%	-0.3%	93.5%	94.2%	+0.7%	98.6%	96.6%	-2.0%
3 Bedrooms	97.5%	97.4%	-0.1%	97.4%	97.3%	-0.1%	98.2%	98.1%	-0.1%
4 Bedrooms or More	97.9%	97.9%	0.0%	97.9%	97.9%	0.0%	97.9%	--	--
All Bedroom Counts	97.3%	97.3%	0.0%	97.3%	97.3%	0.0%	98.5%	97.2%	-1.3%

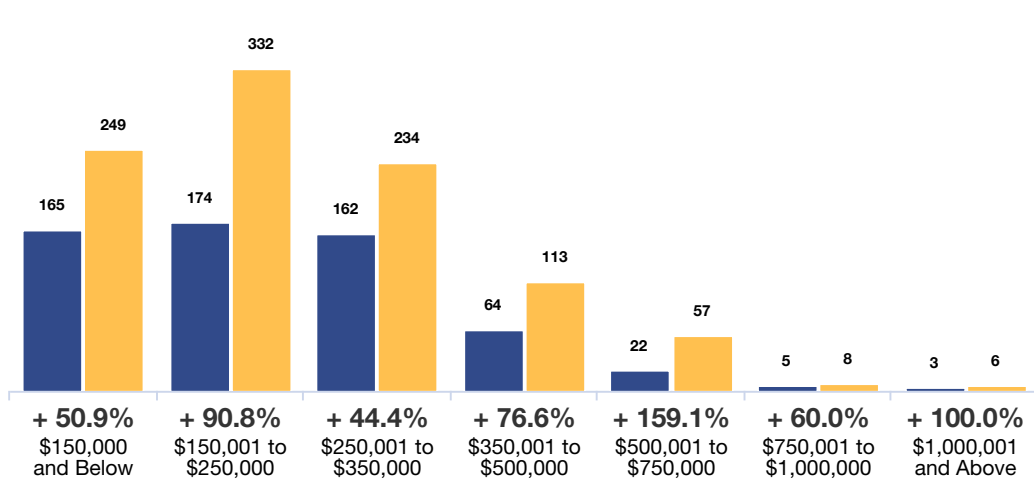
Inventory of Homes for Sale



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

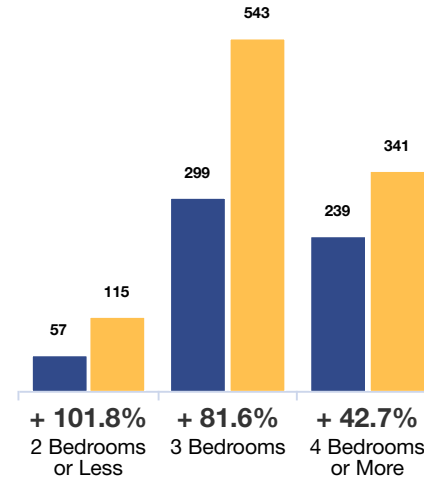
By Price Range

■ 8-2023 ■ 8-2024



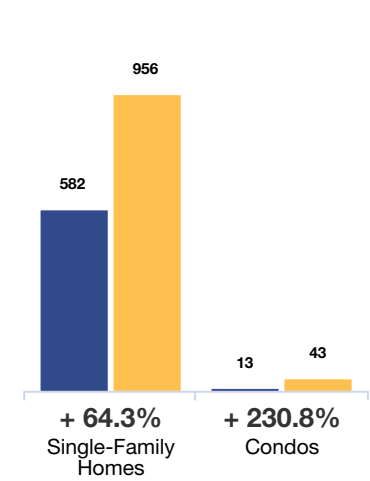
By Bedroom Count

■ 8-2023 ■ 8-2024



By Property Type

■ 8-2023 ■ 8-2024



All Properties

By Price Range	8-2023	8-2024	Change
\$150,000 and Below	165	249	+ 50.9%
\$150,001 to \$250,000	174	332	+ 90.8%
\$250,001 to \$350,000	162	234	+ 44.4%
\$350,001 to \$500,000	64	113	+ 76.6%
\$500,001 to \$750,000	22	57	+ 159.1%
\$750,001 to \$1,000,000	5	8	+ 60.0%
\$1,000,001 and Above	3	6	+ 100.0%
All Price Ranges	595	999	+ 67.9%

Single-Family Homes

By Bedroom Count	8-2023	8-2024	Change
2 Bedrooms or Less	57	115	+ 101.8%
3 Bedrooms	299	543	+ 81.6%
4 Bedrooms or More	239	341	+ 42.7%
All Bedroom Counts	595	999	+ 67.9%

Condos

By Price Range	8-2023	8-2024	Change
\$150,000 and Below	156	220	+ 41.0%
\$150,001 to \$250,000	170	320	+ 88.2%
\$250,001 to \$350,000	162	233	+ 43.8%
\$350,001 to \$500,000	64	112	+ 75.0%
\$500,001 to \$750,000	22	57	+ 159.1%
\$750,001 to \$1,000,000	5	8	+ 60.0%
\$1,000,001 and Above	3	6	+ 100.0%
All Price Ranges	582	956	+ 64.3%

By Bedroom Count	8-2023	8-2024	Change
2 Bedrooms or Less	57	115	+ 101.8%
3 Bedrooms	299	543	+ 81.6%
4 Bedrooms or More	239	341	+ 42.7%
All Bedroom Counts	595	999	+ 67.9%

By Price Range	8-2023	8-2024	Change
\$150,000 and Below	9	29	+ 222.2%
\$150,001 to \$250,000	4	12	+ 200.0%
\$250,001 to \$350,000	0	1	--
\$350,001 to \$500,000	0	1	--
\$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	13	43	+ 230.8%

By Bedroom Count	8-2023	8-2024	Change
2 Bedrooms or Less	48	87	+ 81.2%
3 Bedrooms	296	529	+ 78.7%
4 Bedrooms or More	238	340	+ 42.9%
All Bedroom Counts	582	956	+ 64.3%

Months Supply of Inventory

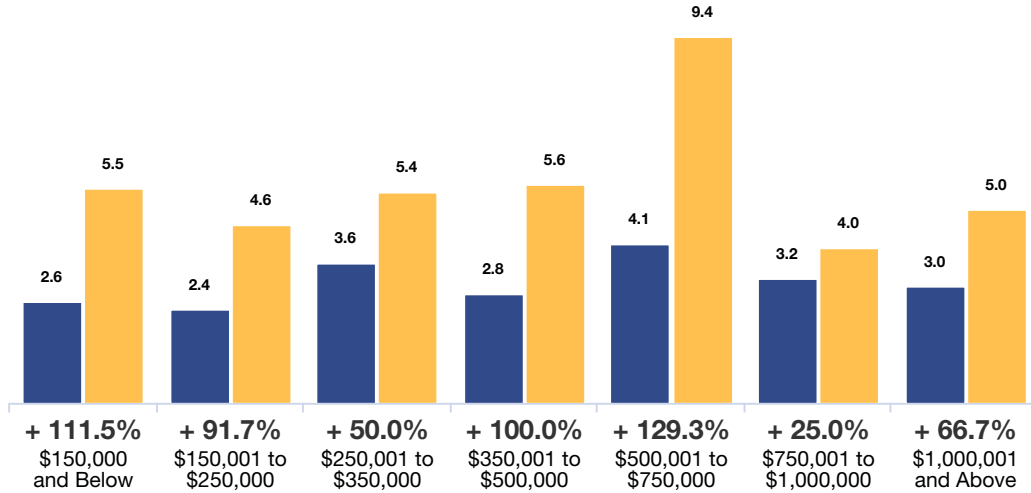


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

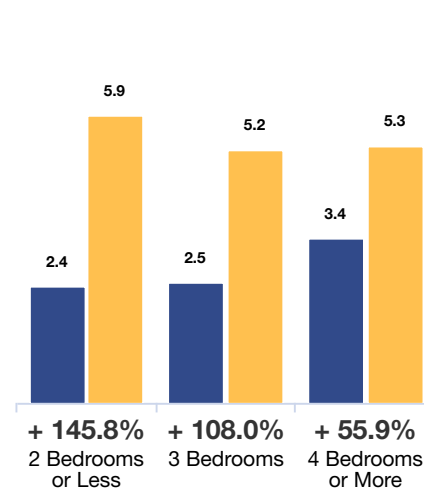
By Price Range

■ 8-2023 ■ 8-2024



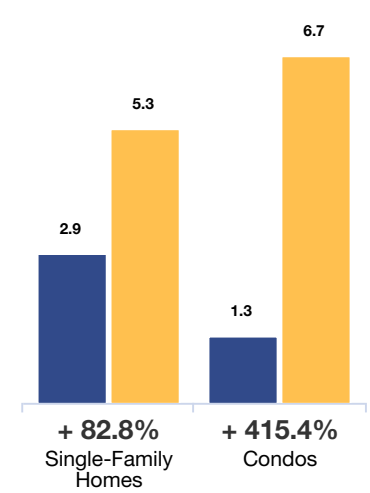
By Bedroom Count

■ 8-2023 ■ 8-2024



By Property Type

■ 8-2023 ■ 8-2024



All Properties

By Price Range	8-2023	8-2024	Change
\$150,000 and Below	2.6	5.5	+ 111.5%
\$150,001 to \$250,000	2.4	4.6	+ 91.7%
\$250,001 to \$350,000	3.6	5.4	+ 50.0%
\$350,001 to \$500,000	2.8	5.6	+ 100.0%
\$500,001 to \$750,000	4.1	9.4	+ 129.3%
\$750,001 to \$1,000,000	3.2	4.0	+ 25.0%
\$1,000,001 and Above	3.0	5.0	+ 66.7%
All Price Ranges	2.8	5.3	+ 89.3%

Single-Family Homes

By Bedroom Count	8-2023	8-2024	Change
2 Bedrooms or Less	2.4	5.9	+ 145.8%
3 Bedrooms	2.5	5.2	+ 108.0%
4 Bedrooms or More	3.4	5.3	+ 55.9%
All Bedroom Counts	2.8	5.3	+ 89.3%

Condos

By Price Range	8-2023	8-2024	Change
\$150,000 and Below	1.2	7.7	+ 541.7%
\$150,001 to \$250,000	1.9	4.8	+ 152.6%
\$250,001 to \$350,000	--	0.5	--
\$350,001 to \$500,000	--	--	--
\$500,001 to \$750,000	--	--	--
\$750,001 to \$1,000,000	--	--	--
\$1,000,001 and Above	--	--	--
All Price Ranges	1.3	6.7	+ 415.4%

By Bedroom Count	8-2023	8-2024	Change
2 Bedrooms or Less	2.4	5.9	+ 145.8%
3 Bedrooms	2.5	5.2	+ 108.0%
4 Bedrooms or More	3.4	5.3	+ 55.9%
All Bedroom Counts	2.8	5.3	+ 89.3%

By Price Range	8-2023	8-2024	Change
\$150,000 and Below	2.8	5.3	+ 89.3%
\$150,001 to \$250,000	2.4	4.6	+ 91.7%
\$250,001 to \$350,000	3.6	5.4	+ 50.0%
\$350,001 to \$500,000	2.8	5.5	+ 96.4%
\$500,001 to \$750,000	4.2	9.4	+ 123.8%
\$750,001 to \$1,000,000	3.2	4.0	+ 25.0%
\$1,000,001 and Above	3.0	6.0	+ 100.0%
All Price Ranges	2.9	5.3	+ 82.8%

By Bedroom Count	8-2023	8-2024	Change
2 Bedrooms or Less	2.9	5.8	+ 100.0%
3 Bedrooms	2.6	5.2	+ 100.0%
4 Bedrooms or More	3.4	5.3	+ 55.9%
All Bedroom Counts	2.9	5.3	+ 82.8%