

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



September 2024

U.S. sales of new residential homes fell 4.7% month-over-month to a seasonally adjusted annual rate of 716,000 units, but were up 9.8% year-over-year, according to the U.S. Census Bureau. Economists polled by Reuters had forecast new home sales to come in at 700,000 units for the month. Sales prices were also down as of last measure, with the median sales price of new homes coming in at \$420,600 for the month, a 4.6% decline from the same period last year. For the 12-month period spanning October 2023 through September 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 went up 100.0 percent.

The overall Median Sales Price were up 8.1 percent to \$219,000. The property type with the largest gain was the Condos segment, where prices increased 11.5 percent to \$145,000. 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 83 days.

Market-wide, inventory levels rose 79.4 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale went up 246.2 percent. That amounts to 5.6 months of inventory for Single-Family Homes and 6.8 months of inventory for Condos.

Quick Facts

+ 100.0%

- 8.9%

- 10.0%

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

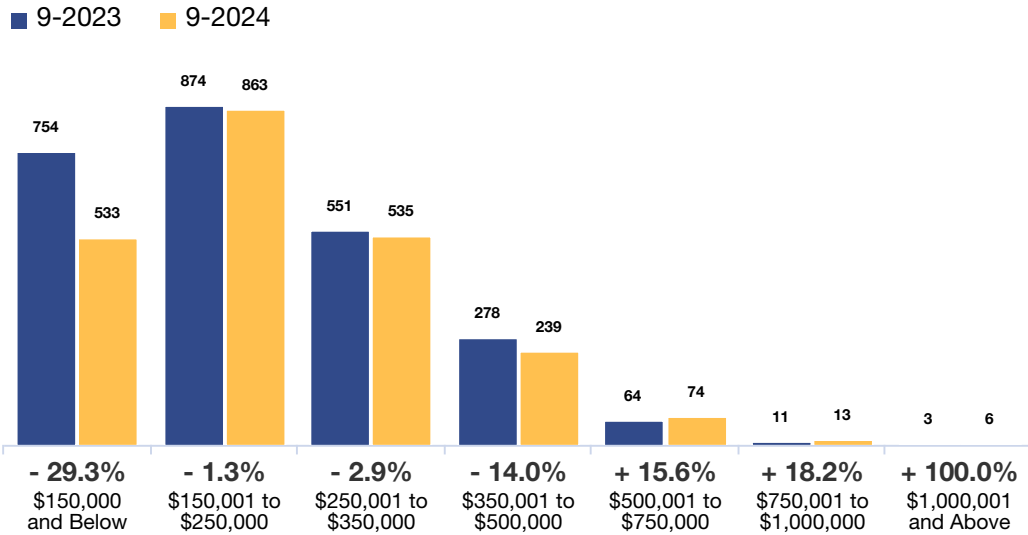


Pending Sales

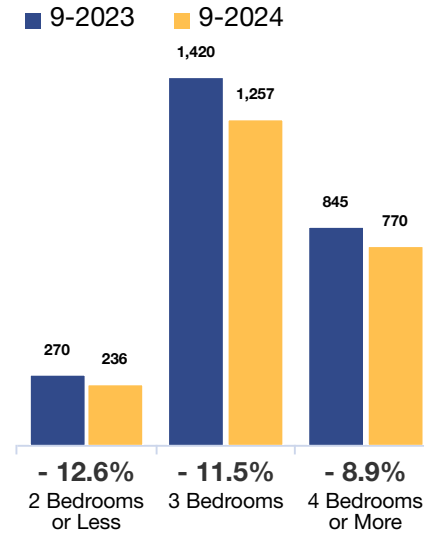


A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**

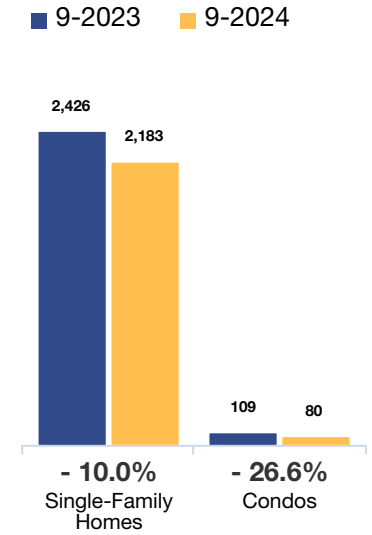
By Price Range



By Bedroom Count



By Property Type



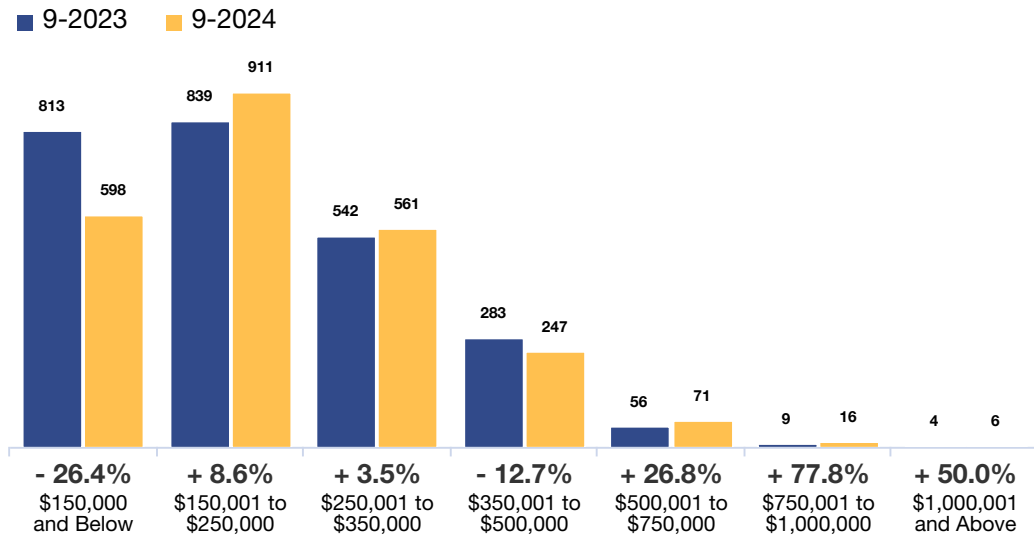
	All Properties			Single-Family Homes			Condos		
By Price Range	9-2023	9-2024	Change	9-2023	9-2024	Change	9-2023	9-2024	Change
\$150,000 and Below	754	533	- 29.3%	670	484	- 27.8%	84	49	- 41.7%
\$150,001 to \$250,000	874	863	- 1.3%	850	839	- 1.3%	24	24	0.0%
\$250,001 to \$350,000	551	535	- 2.9%	551	529	- 4.0%	0	6	--
\$350,001 to \$500,000	278	239	- 14.0%	278	239	- 14.0%	0	0	0.0%
\$500,001 to \$750,000	64	74	+ 15.6%	63	74	+ 17.5%	1	0	- 100.0%
\$750,001 to \$1,000,000	11	13	+ 18.2%	11	13	+ 18.2%	0	0	0.0%
\$1,000,001 and Above	3	6	+ 100.0%	3	5	+ 66.7%	0	1	--
All Price Ranges	2,535	2,263	- 10.7%	2,426	2,183	- 10.0%	109	80	- 26.6%
By Bedroom Count	9-2023	9-2024	Change	9-2023	9-2024	Change	9-2023	9-2024	Change
2 Bedrooms or Less	270	236	- 12.6%	197	185	- 6.1%	73	51	- 30.1%
3 Bedrooms	1,420	1,257	- 11.5%	1,385	1,228	- 11.3%	35	29	- 17.1%
4 Bedrooms or More	845	770	- 8.9%	844	770	- 8.8%	1	0	- 100.0%
All Bedroom Counts	2,535	2,263	- 10.7%	2,426	2,183	- 10.0%	109	80	- 26.6%

Closed Sales

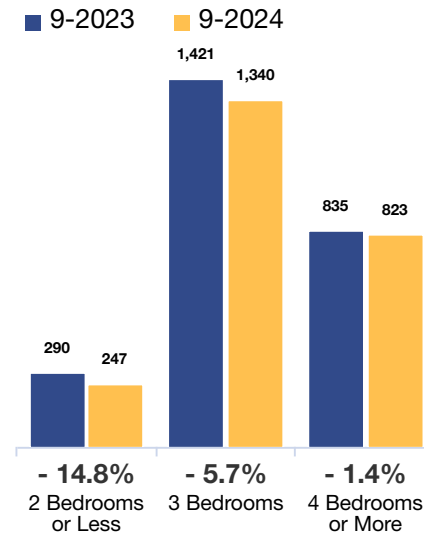


A count of the actual sales that closed. **Based on a rolling 12-month total.**

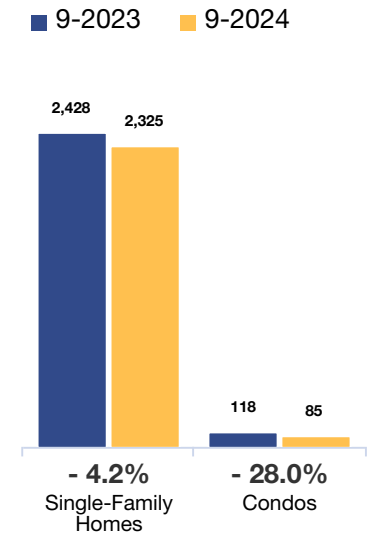
By Price Range



By Bedroom Count



By Property Type



	All Properties			Single-Family Homes			Condos		
By Price Range	9-2023	9-2024	Change	9-2023	9-2024	Change	9-2023	9-2024	Change
\$150,000 and Below	813	598	- 26.4%	720	547	- 24.0%	93	51	- 45.2%
\$150,001 to \$250,000	839	911	+ 8.6%	816	884	+ 8.3%	23	27	+ 17.4%
\$250,001 to \$350,000	542	561	+ 3.5%	542	555	+ 2.4%	0	6	--
\$350,001 to \$500,000	283	247	- 12.7%	283	247	- 12.7%	0	0	0.0%
\$500,001 to \$750,000	56	71	+ 26.8%	54	71	+ 31.5%	2	0	- 100.0%
\$750,001 to \$1,000,000	9	16	+ 77.8%	9	16	+ 77.8%	0	0	0.0%
\$1,000,001 and Above	4	6	+ 50.0%	4	5	+ 25.0%	0	1	--
All Price Ranges	2,546	2,410	- 5.3%	2,428	2,325	- 4.2%	118	85	- 28.0%
By Bedroom Count	9-2023	9-2024	Change	9-2023	9-2024	Change	9-2023	9-2024	Change
2 Bedrooms or Less	290	247	- 14.8%	211	192	- 9.0%	79	55	- 30.4%
3 Bedrooms	1,421	1,340	- 5.7%	1,383	1,310	- 5.3%	38	30	- 21.1%
4 Bedrooms or More	835	823	- 1.4%	834	823	- 1.3%	1	0	- 100.0%
All Bedroom Counts	2,546	2,410	- 5.3%	2,428	2,325	- 4.2%	118	85	- 28.0%

Days On Market Until Sale

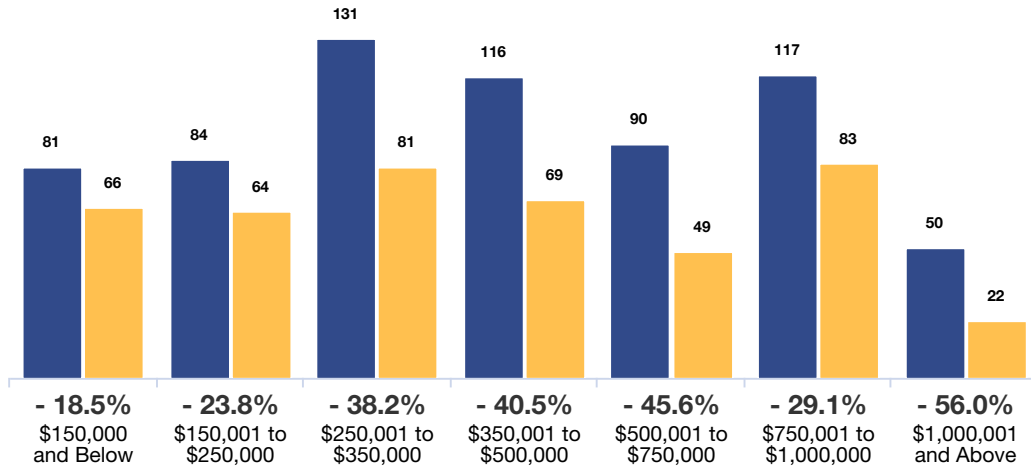


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

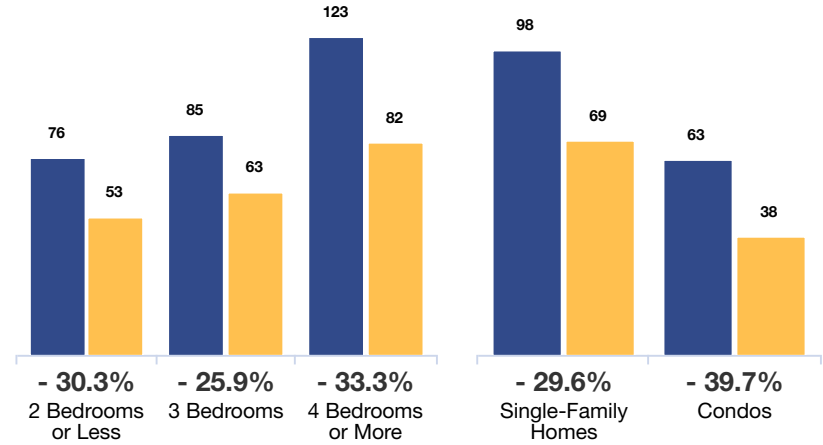
By Price Range

■ 9-2023 ■ 9-2024



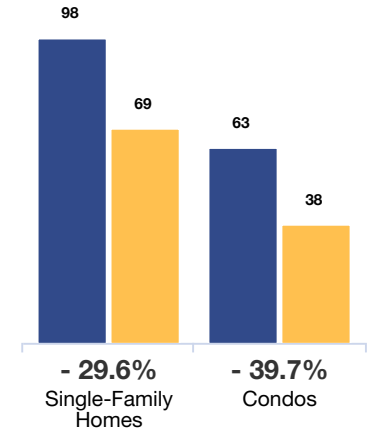
By Bedroom Count

■ 9-2023 ■ 9-2024



By Property Type

■ 9-2023 ■ 9-2024



All Properties

By Price Range	9-2023	9-2024	Change
\$150,000 and Below	81	66	- 18.5%
\$150,001 to \$250,000	84	64	- 23.8%
\$250,001 to \$350,000	131	81	- 38.2%
\$350,001 to \$500,000	116	69	- 40.5%
\$500,001 to \$750,000	90	49	- 45.6%
\$750,001 to \$1,000,000	117	83	- 29.1%
\$1,000,001 and Above	50	22	- 56.0%
All Price Ranges	97	68	- 29.9%

Single-Family Homes

By Bedroom Count	9-2023	9-2024	Change
2 Bedrooms or Less	76	53	- 30.3%
3 Bedrooms	85	63	- 25.9%
4 Bedrooms or More	123	82	- 33.3%
All Bedroom Counts	97	68	- 29.9%

Condos

By Price Range	9-2023	9-2024	Change
\$150,000 and Below	84	69	- 17.9%
\$150,001 to \$250,000	84	64	- 23.8%
\$250,001 to \$350,000	131	81	- 38.2%
\$350,001 to \$500,000	116	69	- 40.5%
\$500,001 to \$750,000	92	49	- 46.7%
\$750,001 to \$1,000,000	117	83	- 29.1%
\$1,000,001 and Above	50	26	- 48.0%
All Price Ranges	98	69	- 29.6%

By Bedroom Count	9-2023	9-2024	Change
2 Bedrooms or Less	76	53	- 30.3%
3 Bedrooms	85	63	- 25.9%
4 Bedrooms or More	123	82	- 33.3%
All Bedroom Counts	97	68	- 29.9%

By Property Type	9-2023	9-2024	Change
Single-Family Homes	98	69	- 29.6%
Condos	63	38	- 39.7%

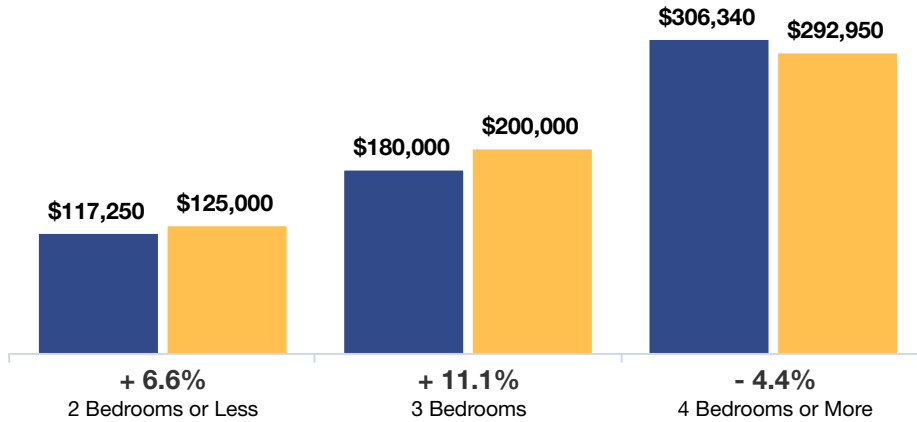
Median Sales Price



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

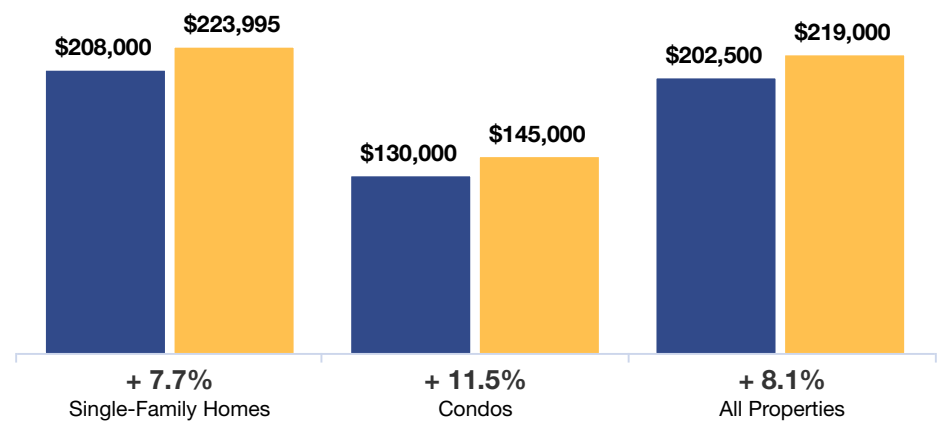
By Bedroom Count

■ 9-2023 ■ 9-2024



By Property Type

■ 9-2023 ■ 9-2024



All Properties

By Bedroom Count

	9-2023	9-2024	Change
2 Bedrooms or Less	\$117,250	\$125,000	+ 6.6%
3 Bedrooms	\$180,000	\$200,000	+ 11.1%
4 Bedrooms or More	\$306,340	\$292,950	- 4.4%
All Bedroom Counts	\$202,500	\$219,000	+ 8.1%

Single-Family Homes

	9-2023	9-2024	Change
Single-Family Homes	\$101,000	\$115,950	+ 14.8%
Single-Family Homes	\$180,000	\$200,000	+ 11.1%
Single-Family Homes	\$306,665	\$292,950	- 4.5%
All Single-Family Homes	\$208,000	\$223,995	+ 7.7%

Condos

	9-2023	9-2024	Change
Condos	\$127,500	\$139,000	+ 9.0%
Condos	\$137,000	\$166,500	+ 21.5%
Condos	\$140,000	--	--
All Condos	\$130,000	\$145,000	+ 11.5%

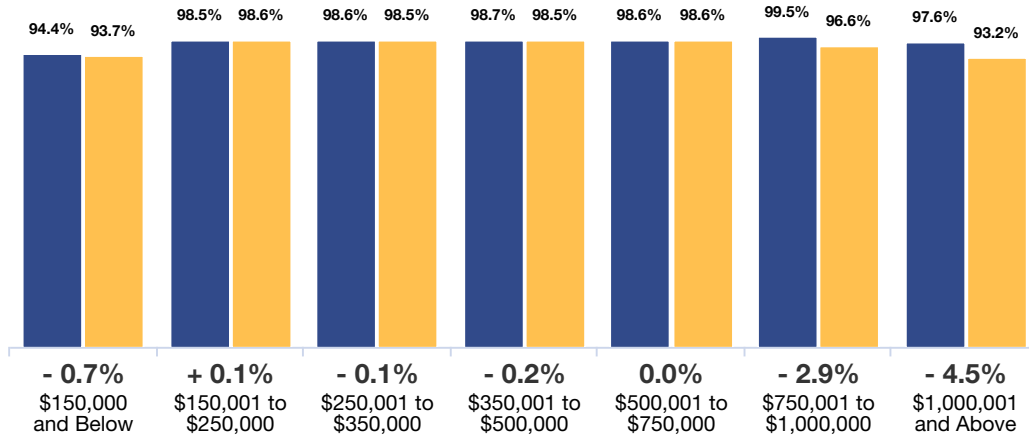
Percent of List Price Received



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.**

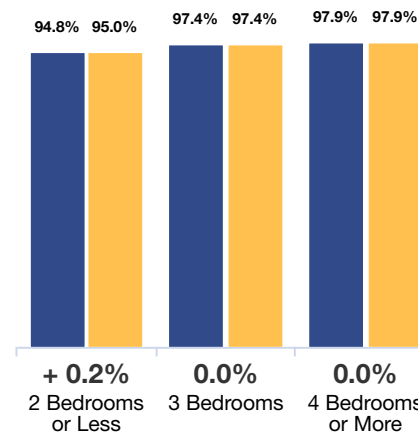
By Price Range

■ 9-2023 ■ 9-2024



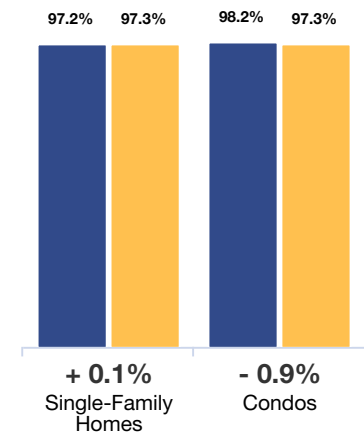
By Bedroom Count

■ 9-2023 ■ 9-2024



By Property Type

■ 9-2023 ■ 9-2024



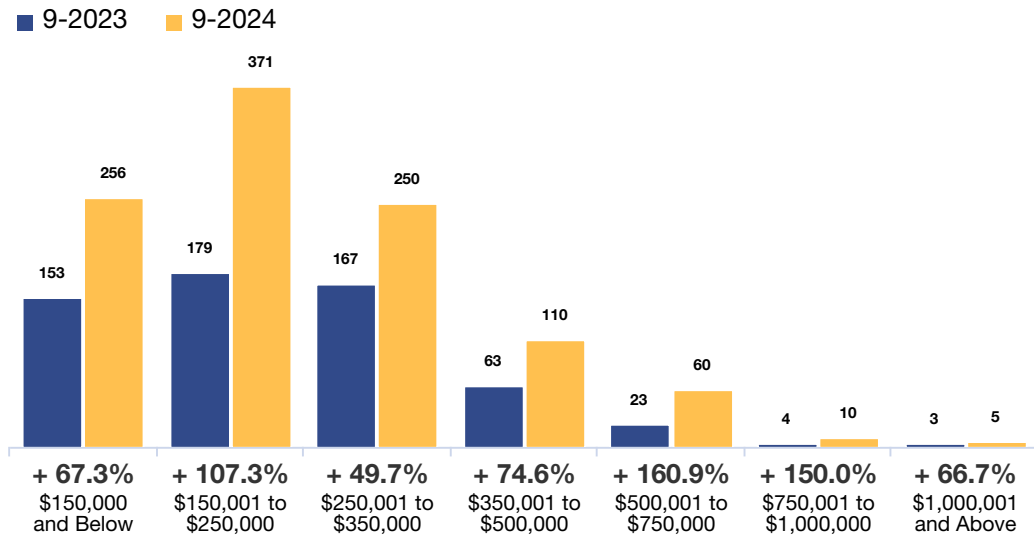
	All Properties			Single-Family Homes			Condos		
By Price Range	9-2023	9-2024	Change	9-2023	9-2024	Change	9-2023	9-2024	Change
\$150,000 and Below	94.4%	93.7%	- 0.7%	94.0%	93.4%	- 0.6%	97.8%	96.4%	- 1.4%
\$150,001 to \$250,000	98.5%	98.6%	+ 0.1%	98.4%	98.6%	+ 0.2%	99.9%	99.2%	- 0.7%
\$250,001 to \$350,000	98.6%	98.5%	- 0.1%	98.6%	98.5%	- 0.1%	--	96.4%	--
\$350,001 to \$500,000	98.7%	98.5%	- 0.2%	98.7%	98.5%	- 0.2%	--	--	--
\$500,001 to \$750,000	98.6%	98.6%	0.0%	98.6%	98.6%	0.0%	99.0%	--	--
\$750,001 to \$1,000,000	99.5%	96.6%	- 2.9%	99.5%	96.6%	- 2.9%	--	--	--
\$1,000,001 and Above	97.6%	93.2%	- 4.5%	97.6%	92.2%	- 5.5%	--	98.3%	--
All Price Ranges	97.2%	97.3%	+ 0.1%	97.2%	97.3%	+ 0.1%	98.2%	97.3%	- 0.9%
By Bedroom Count	9-2023	9-2024	Change	9-2023	9-2024	Change	9-2023	9-2024	Change
2 Bedrooms or Less	94.8%	95.0%	+ 0.2%	93.5%	94.4%	+ 1.0%	98.2%	96.8%	- 1.4%
3 Bedrooms	97.4%	97.4%	0.0%	97.3%	97.4%	+ 0.1%	98.3%	98.3%	0.0%
4 Bedrooms or More	97.9%	97.9%	0.0%	97.9%	97.9%	0.0%	96.6%	--	--
All Bedroom Counts	97.2%	97.3%	+ 0.1%	97.2%	97.3%	+ 0.1%	98.2%	97.3%	- 0.9%

Inventory of Homes for Sale

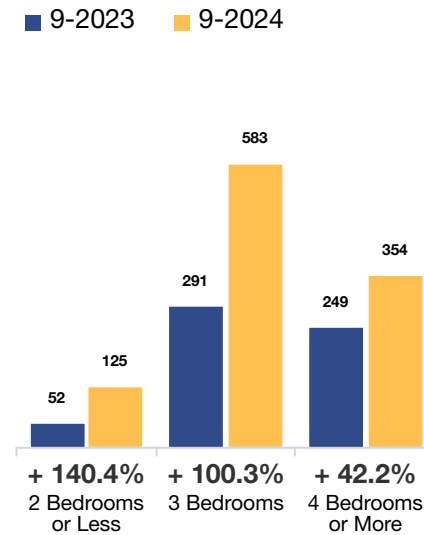


The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

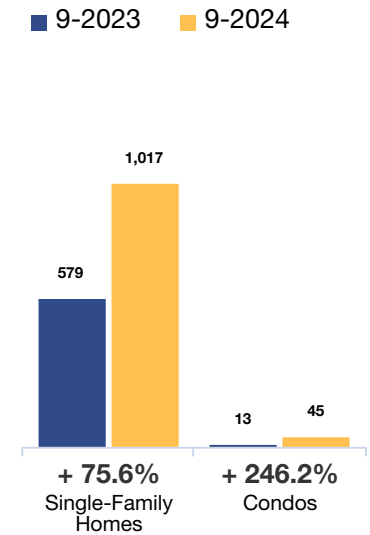
By Price Range



By Bedroom Count



By Property Type



	All Properties			Single-Family Homes			Condos		
By Price Range	9-2023	9-2024	Change	9-2023	9-2024	Change	9-2023	9-2024	Change
\$150,000 and Below	153	256	+ 67.3%	143	223	+ 55.9%	10	33	+ 230.0%
\$150,001 to \$250,000	179	371	+ 107.3%	177	361	+ 104.0%	2	10	+ 400.0%
\$250,001 to \$350,000	167	250	+ 49.7%	166	249	+ 50.0%	1	1	0.0%
\$350,001 to \$500,000	63	110	+ 74.6%	63	109	+ 73.0%	0	1	--
\$500,001 to \$750,000	23	60	+ 160.9%	23	60	+ 160.9%	0	0	0.0%
\$750,001 to \$1,000,000	4	10	+ 150.0%	4	10	+ 150.0%	0	0	0.0%
\$1,000,001 and Above	3	5	+ 66.7%	3	5	+ 66.7%	0	0	0.0%
All Price Ranges	592	1,062	+ 79.4%	579	1,017	+ 75.6%	13	45	+ 246.2%
By Bedroom Count	9-2023	9-2024	Change	9-2023	9-2024	Change	9-2023	9-2024	Change
2 Bedrooms or Less	52	125	+ 140.4%	43	91	+ 111.6%	9	34	+ 277.8%
3 Bedrooms	291	583	+ 100.3%	288	573	+ 99.0%	3	10	+ 233.3%
4 Bedrooms or More	249	354	+ 42.2%	248	353	+ 42.3%	1	1	0.0%
All Bedroom Counts	592	1,062	+ 79.4%	579	1,017	+ 75.6%	13	45	+ 246.2%

Months Supply of Inventory

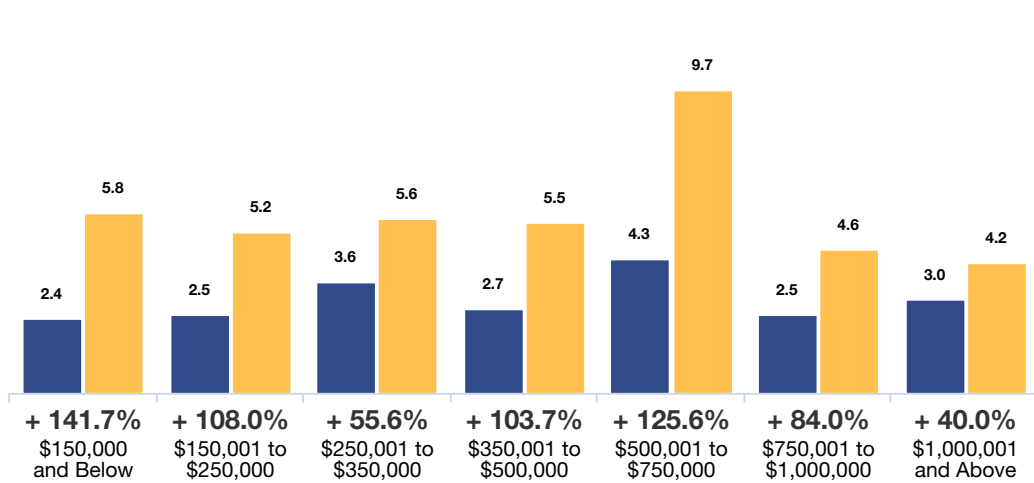


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

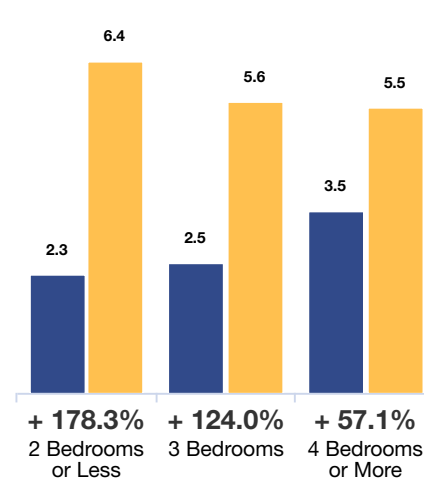
By Price Range

■ 9-2023 ■ 9-2024



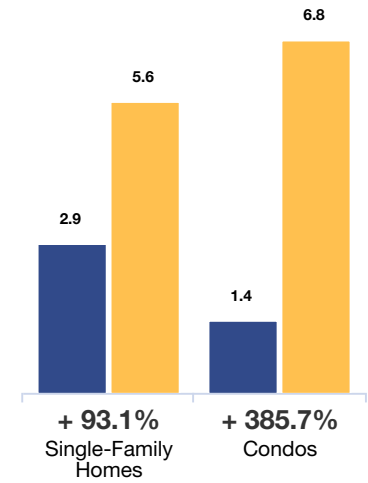
By Bedroom Count

■ 9-2023 ■ 9-2024



By Property Type

■ 9-2023 ■ 9-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	9-2023	9-2024	Change	9-2023	9-2024	Change	9-2023	9-2024	Change
\$150,000 and Below	2.4	5.8	+ 141.7%	2.6	5.5	+ 111.5%	1.4	8.1	+ 478.6%
\$150,001 to \$250,000	2.5	5.2	+ 108.0%	2.5	5.2	+ 108.0%	0.9	3.8	+ 322.2%
\$250,001 to \$350,000	3.6	5.6	+ 55.6%	3.6	5.6	+ 55.6%	--	0.5	--
\$350,001 to \$500,000	2.7	5.5	+ 103.7%	2.7	5.5	+ 103.7%	--	--	--
\$500,001 to \$750,000	4.3	9.7	+ 125.6%	4.4	9.7	+ 120.5%	--	--	--
\$750,001 to \$1,000,000	2.5	4.6	+ 84.0%	2.5	4.6	+ 84.0%	--	--	--
\$1,000,001 and Above	3.0	4.2	+ 40.0%	3.0	5.0	+ 66.7%	--	--	--
All Price Ranges	2.8	5.6	+ 100.0%	2.9	5.6	+ 93.1%	1.4	6.8	+ 385.7%
By Bedroom Count	9-2023	9-2024	Change	9-2023	9-2024	Change	9-2023	9-2024	Change
2 Bedrooms or Less	2.3	6.4	+ 178.3%	2.6	5.9	+ 126.9%	1.5	7.3	+ 386.7%
3 Bedrooms	2.5	5.6	+ 124.0%	2.5	5.6	+ 124.0%	0.9	3.8	+ 322.2%
4 Bedrooms or More	3.5	5.5	+ 57.1%	3.5	5.5	+ 57.1%	1.0	--	--
All Bedroom Counts	2.8	5.6	+ 100.0%	2.9	5.6	+ 93.1%	1.4	6.8	+ 385.7%