

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



October 2024

U.S. new-home sales climbed 4.1% month-over-month and 6.3% year-over-year to a seasonally adjusted annual rate of 738,000 units, according to the U.S. Census Bureau. The latest reading exceeded economists' expectations for the month and marks the highest level of new-home sales since May 2023. The national median new-home sales price remained virtually unchanged from the same time last year, at \$426,300. For the 12-month period spanning November 2023 through October 2024, Pending Sales in the Pee Dee REALTOR® Association region decreased 8.9 percent overall. The price range with the largest pending sales gain was the \$750,001 to \$1,000,000 range, where sales were up 66.7 percent.

The overall Median Sales Price rose 7.3 percent to \$219,995. The property type with the largest gain was the Single-Family Homes segment, where prices rose 7.0 percent to \$224,684. 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 \$250,001 to \$350,000 range at 76 days.

Market-wide, inventory levels was up 73.9 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale went up 105.9 percent. That amounts to 5.7 months of inventory for Single-Family Homes and 4.9 months of inventory for Condos.

Quick Facts

+ 66.7%

- 6.7%

- 8.5%

Price Range with
Strongest Sales:
\$750,001 to \$1,000,000

Bedroom Count with
Strongest Sales:
3 Bedrooms

Property Type With
Strongest Sales:
Single-Family Homes

Pending Sales	2
Closed Sales	3
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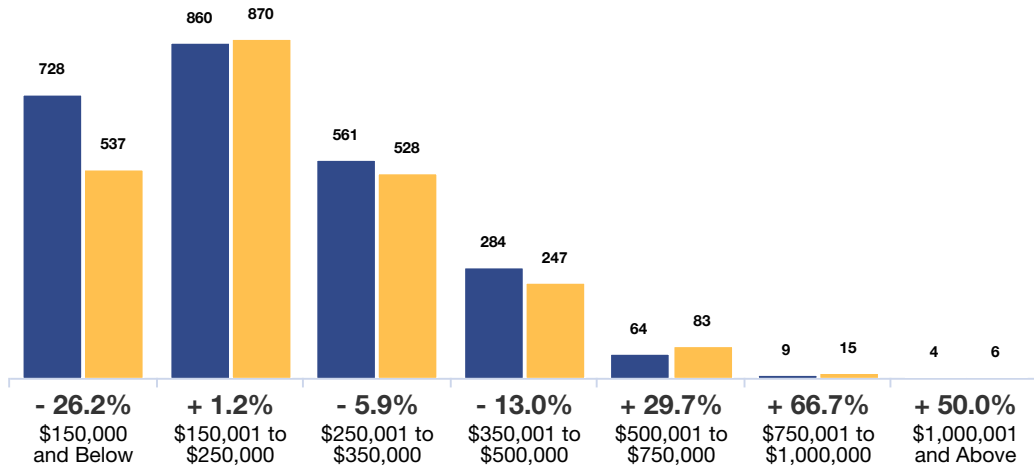
Pending Sales



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

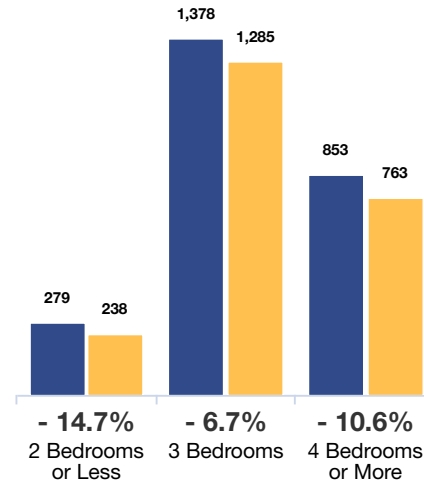
By Price Range

■ 10-2023 ■ 10-2024



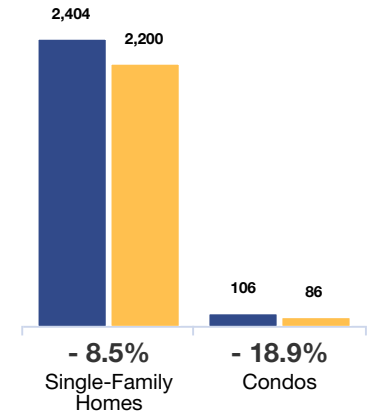
By Bedroom Count

■ 10-2023 ■ 10-2024



By Property Type

■ 10-2023 ■ 10-2024



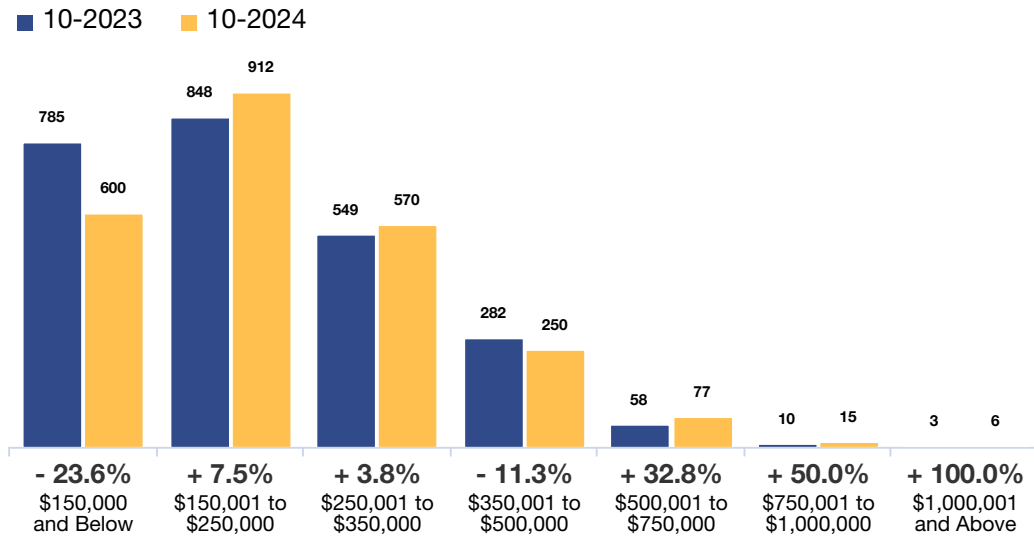
	All Properties			Single-Family Homes			Condos		
By Price Range	10-2023	10-2024	Change	10-2023	10-2024	Change	10-2023	10-2024	Change
\$150,000 and Below	728	537	- 26.2%	647	483	- 25.3%	81	54	- 33.3%
\$150,001 to \$250,000	860	870	+ 1.2%	836	845	+ 1.1%	24	25	+ 4.2%
\$250,001 to \$350,000	561	528	- 5.9%	561	522	- 7.0%	0	6	--
\$350,001 to \$500,000	284	247	- 13.0%	284	247	- 13.0%	0	0	0.0%
\$500,001 to \$750,000	64	83	+ 29.7%	63	83	+ 31.7%	1	0	- 100.0%
\$750,001 to \$1,000,000	9	15	+ 66.7%	9	15	+ 66.7%	0	0	0.0%
\$1,000,001 and Above	4	6	+ 50.0%	4	5	+ 25.0%	0	1	--
All Price Ranges	2,510	2,286	- 8.9%	2,404	2,200	- 8.5%	106	86	- 18.9%
By Bedroom Count	10-2023	10-2024	Change	10-2023	10-2024	Change	10-2023	10-2024	Change
2 Bedrooms or Less	279	238	- 14.7%	206	182	- 11.7%	73	56	- 23.3%
3 Bedrooms	1,378	1,285	- 6.7%	1,346	1,255	- 6.8%	32	30	- 6.2%
4 Bedrooms or More	853	763	- 10.6%	852	763	- 10.4%	1	0	- 100.0%
All Bedroom Counts	2,510	2,286	- 8.9%	2,404	2,200	- 8.5%	106	86	- 18.9%

Closed Sales

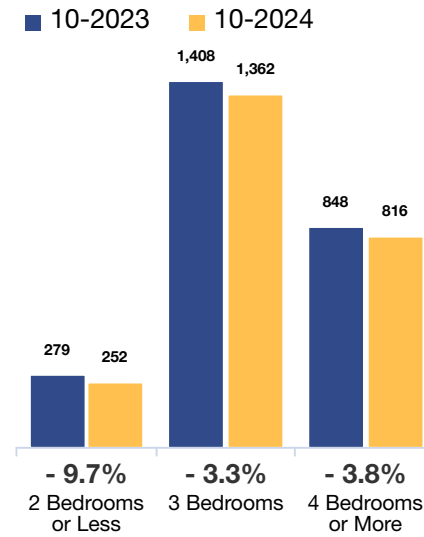


A count of the actual sales that closed. **Based on a rolling 12-month total.**

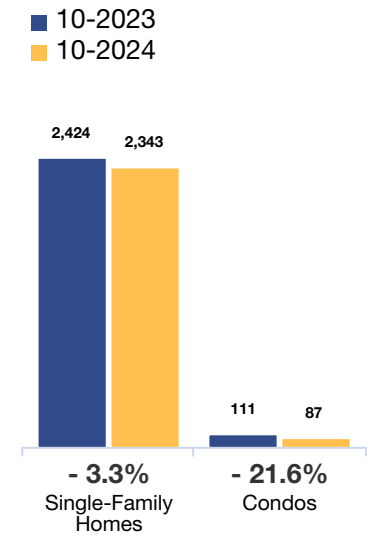
By Price Range



By Bedroom Count



By Property Type



	All Properties			Single-Family Homes			Condos		
By Price Range	10-2023	10-2024	Change	10-2023	10-2024	Change	10-2023	10-2024	Change
\$150,000 and Below	785	600	- 23.6%	700	544	- 22.3%	85	56	- 34.1%
\$150,001 to \$250,000	848	912	+ 7.5%	823	888	+ 7.9%	25	24	- 4.0%
\$250,001 to \$350,000	549	570	+ 3.8%	549	564	+ 2.7%	0	6	--
\$350,001 to \$500,000	282	250	- 11.3%	282	250	- 11.3%	0	0	0.0%
\$500,001 to \$750,000	58	77	+ 32.8%	57	77	+ 35.1%	1	0	- 100.0%
\$750,001 to \$1,000,000	10	15	+ 50.0%	10	15	+ 50.0%	0	0	0.0%
\$1,000,001 and Above	3	6	+ 100.0%	3	5	+ 66.7%	0	1	--
All Price Ranges	2,535	2,430	- 4.1%	2,424	2,343	- 3.3%	111	87	- 21.6%
By Bedroom Count	10-2023	10-2024	Change	10-2023	10-2024	Change	10-2023	10-2024	Change
2 Bedrooms or Less	279	252	- 9.7%	204	195	- 4.4%	75	57	- 24.0%
3 Bedrooms	1,408	1,362	- 3.3%	1,373	1,332	- 3.0%	35	30	- 14.3%
4 Bedrooms or More	848	816	- 3.8%	847	816	- 3.7%	1	0	- 100.0%
All Bedroom Counts	2,535	2,430	- 4.1%	2,424	2,343	- 3.3%	111	87	- 21.6%

Days On Market Until Sale

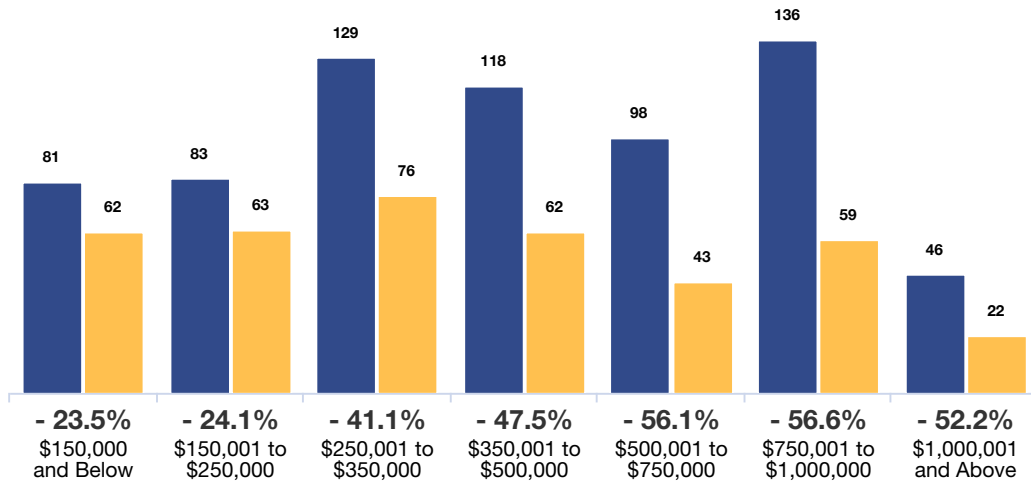


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

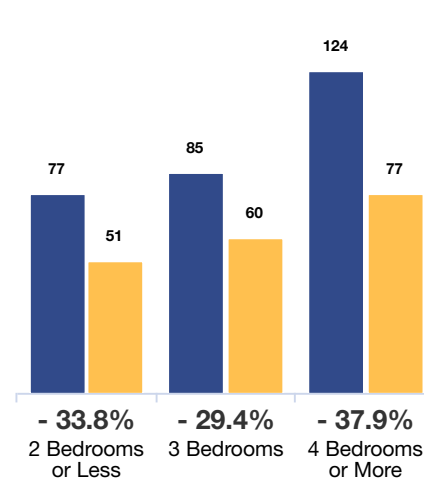
By Price Range

■ 10-2023 ■ 10-2024



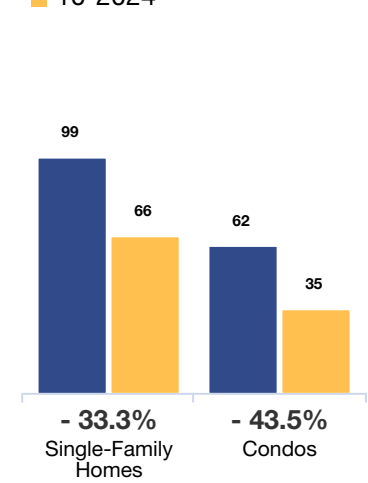
By Bedroom Count

■ 10-2023 ■ 10-2024



By Property Type

■ 10-2023 ■ 10-2024



All Properties

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	81	62	- 23.5%
\$150,001 to \$250,000	83	63	- 24.1%
\$250,001 to \$350,000	129	76	- 41.1%
\$350,001 to \$500,000	118	62	- 47.5%
\$500,001 to \$750,000	98	43	- 56.1%
\$750,001 to \$1,000,000	136	59	- 56.6%
\$1,000,001 and Above	46	22	- 52.2%
All Price Ranges	97	65	- 33.0%

Single-Family Homes

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	85	65	- 23.5%
\$150,001 to \$250,000	83	64	- 22.9%
\$250,001 to \$350,000	129	76	- 41.1%
\$350,001 to \$500,000	118	62	- 47.5%
\$500,001 to \$750,000	99	43	- 56.6%
\$750,001 to \$1,000,000	136	59	- 56.6%
\$1,000,001 and Above	46	26	- 43.5%
All Price Ranges	99	66	- 33.3%

Condos

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	54	30	- 44.4%
\$150,001 to \$250,000	92	50	- 45.7%
\$250,001 to \$350,000	--	23	--
\$350,001 to \$500,000	--	--	--
\$500,001 to \$750,000	0	--	--
\$750,001 to \$1,000,000	--	--	--
\$1,000,001 and Above	--	1	--
All Price Ranges	62	35	- 43.5%

By Bedroom Count

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	77	51	- 33.8%
3 Bedrooms	85	60	- 29.4%
4 Bedrooms or More	124	77	- 37.9%
All Bedroom Counts	97	65	- 33.0%

Single-Family Homes

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	82	55	- 32.9%
3 Bedrooms	85	61	- 28.2%
4 Bedrooms or More	124	77	- 37.9%
All Bedroom Counts	99	66	- 33.3%

Condos

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	62	36	- 41.9%
3 Bedrooms	60	33	- 45.0%
4 Bedrooms or More	152	--	--
All Bedroom Counts	62	35	- 43.5%

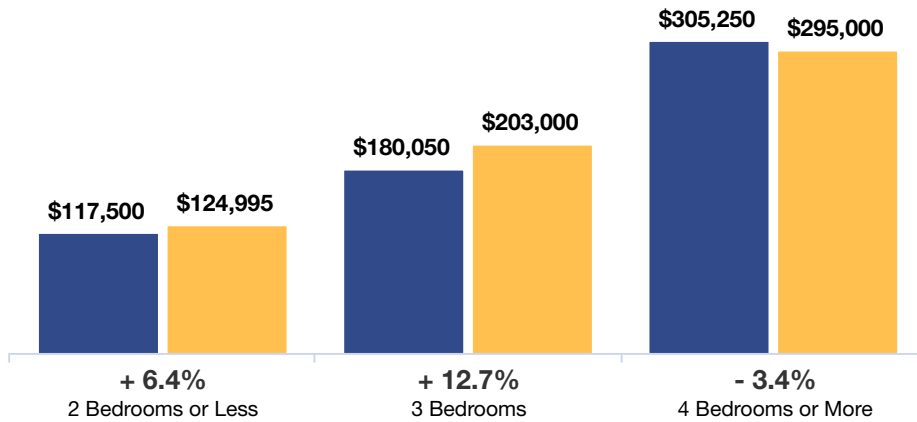
Median Sales Price



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

By Bedroom Count

■ 10-2023 ■ 10-2024



By Property Type

■ 10-2023 ■ 10-2024



All Properties

By Bedroom Count

	10-2023	10-2024	Change
2 Bedrooms or Less	\$117,500	\$124,995	+ 6.4%
3 Bedrooms	\$180,050	\$203,000	+ 12.7%
4 Bedrooms or More	\$305,250	\$295,000	- 3.4%
All Bedroom Counts	\$205,000	\$219,995	+ 7.3%

Single-Family Homes

	10-2023	10-2024	Change
Single-Family Homes	\$102,250	\$117,000	+ 14.4%
	\$183,000	\$204,990	+ 12.0%
	\$305,500	\$295,000	- 3.4%
All Single-Family Homes	\$210,000	\$224,684	+ 7.0%

Condos

	10-2023	10-2024	Change
Condos	\$129,000	\$130,000	+ 0.8%
	\$139,000	\$160,500	+ 15.5%
	\$140,000	--	--
All Condos	\$134,500	\$140,000	+ 4.1%

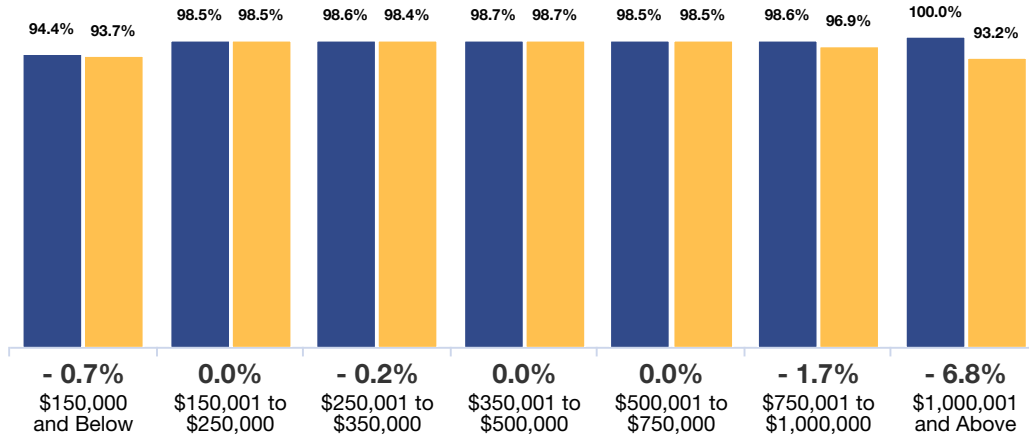
Percent of List Price Received



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.**

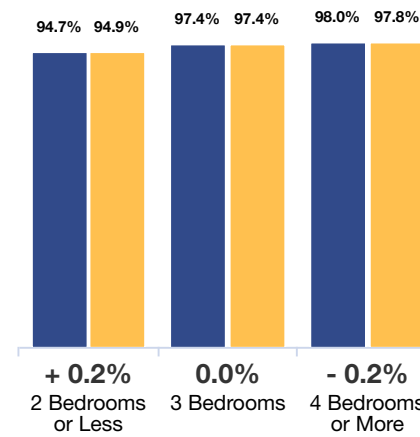
By Price Range

■ 10-2023 ■ 10-2024



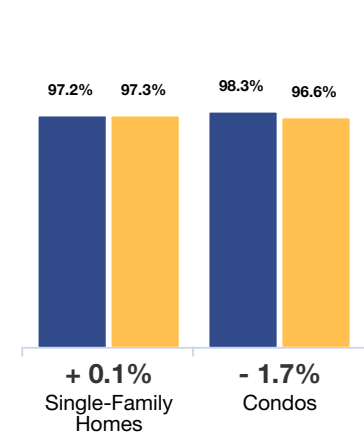
By Bedroom Count

■ 10-2023 ■ 10-2024



By Property Type

■ 10-2023 ■ 10-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	10-2023	10-2024	Change	10-2023	10-2024	Change	10-2023	10-2024	Change
\$150,000 and Below	94.4%	93.7%	- 0.7%	94.0%	93.5%	- 0.5%	97.8%	95.5%	- 2.4%
\$150,001 to \$250,000	98.5%	98.5%	0.0%	98.4%	98.5%	+ 0.1%	99.9%	99.2%	- 0.7%
\$250,001 to \$350,000	98.6%	98.4%	- 0.2%	98.6%	98.4%	- 0.2%	--	96.4%	--
\$350,001 to \$500,000	98.7%	98.7%	0.0%	98.7%	98.7%	0.0%	--	--	--
\$500,001 to \$750,000	98.5%	98.5%	0.0%	98.5%	98.5%	0.0%	100.0%	--	--
\$750,001 to \$1,000,000	98.6%	96.9%	- 1.7%	98.6%	96.9%	- 1.7%	--	--	--
\$1,000,001 and Above	100.0%	93.2%	- 6.8%	100.0%	92.2%	- 7.8%	--	98.3%	--
All Price Ranges	97.3%	97.3%	0.0%	97.2%	97.3%	+ 0.1%	98.3%	96.6%	- 1.7%
By Bedroom Count	10-2023	10-2024	Change	10-2023	10-2024	Change	10-2023	10-2024	Change
2 Bedrooms or Less	94.7%	94.9%	+ 0.2%	93.4%	94.7%	+ 1.4%	98.2%	95.7%	- 2.5%
3 Bedrooms	97.4%	97.4%	0.0%	97.3%	97.4%	+ 0.1%	98.5%	98.3%	- 0.2%
4 Bedrooms or More	98.0%	97.8%	- 0.2%	98.0%	97.8%	- 0.2%	96.6%	--	--
All Bedroom Counts	97.3%	97.3%	0.0%	97.2%	97.3%	+ 0.1%	98.3%	96.6%	- 1.7%

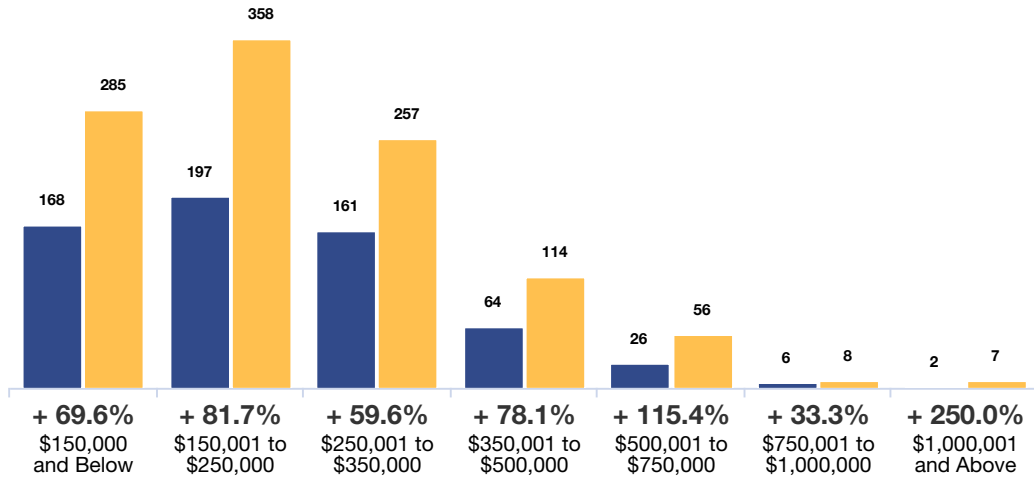
Inventory of Homes for Sale



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

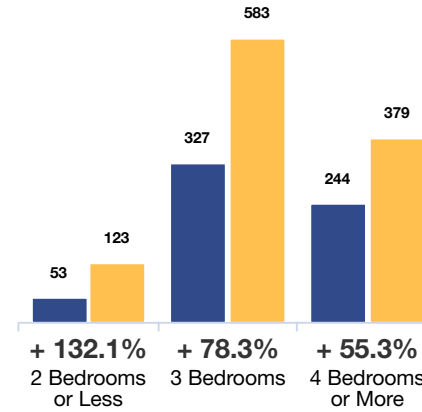
By Price Range

■ 10-2023 ■ 10-2024



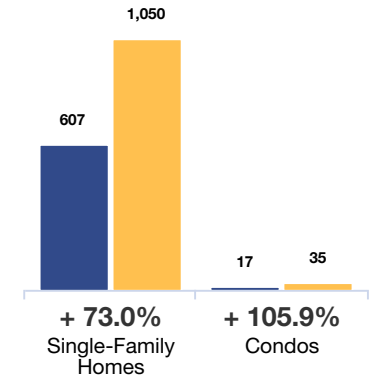
By Bedroom Count

■ 10-2023 ■ 10-2024



By Property Type

■ 10-2023 ■ 10-2024



All Properties

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	168	285	+ 69.6%
\$150,001 to \$250,000	197	358	+ 81.7%
\$250,001 to \$350,000	161	257	+ 59.6%
\$350,001 to \$500,000	64	114	+ 78.1%
\$500,001 to \$750,000	26	56	+ 115.4%
\$750,001 to \$1,000,000	6	8	+ 33.3%
\$1,000,001 and Above	2	7	+ 250.0%
All Price Ranges	624	1,085	+ 73.9%

Single-Family Homes

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	155	262	+ 69.0%
\$150,001 to \$250,000	194	348	+ 79.4%
\$250,001 to \$350,000	160	256	+ 60.0%
\$350,001 to \$500,000	64	113	+ 76.6%
\$500,001 to \$750,000	26	56	+ 115.4%
\$750,001 to \$1,000,000	6	8	+ 33.3%
\$1,000,001 and Above	2	7	+ 250.0%
All Price Ranges	607	1,050	+ 73.0%

Condos

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	13	23	+ 76.9%
3 Bedrooms	3	10	+ 233.3%
4 Bedrooms or More	1	1	0.0%
All Bedroom Counts	17	35	+ 105.9%

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	53	123	+ 132.1%
3 Bedrooms	327	583	+ 78.3%
4 Bedrooms or More	244	379	+ 55.3%
All Bedroom Counts	624	1,085	+ 73.9%

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	40	97	+ 142.5%
\$150,001 to \$250,000	324	575	+ 77.5%
\$250,001 to \$350,000	243	378	+ 55.6%
All Price Ranges	607	1,050	+ 73.0%

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	13	26	+ 100.0%
\$150,001 to \$250,000	3	8	+ 166.7%
\$250,001 to \$350,000	1	1	0.0%
All Price Ranges	17	35	+ 105.9%

Months Supply of Inventory

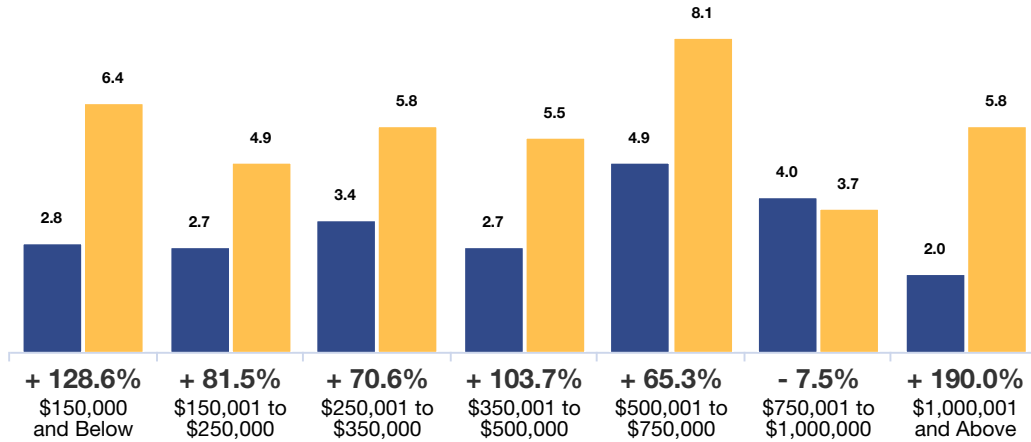


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

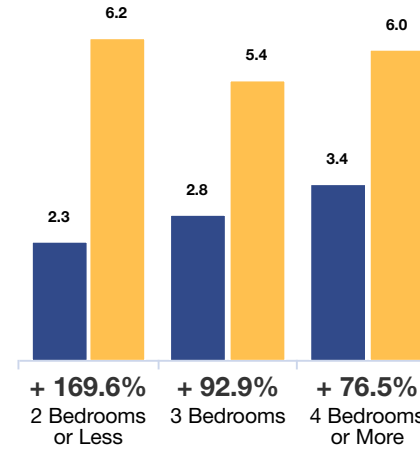
By Price Range

■ 10-2023 ■ 10-2024



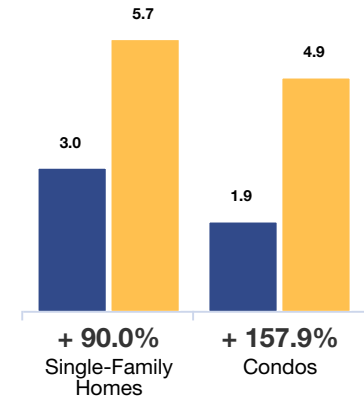
By Bedroom Count

■ 10-2023 ■ 10-2024



By Property Type

■ 10-2023 ■ 10-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	10-2023	10-2024	Change	10-2023	10-2024	Change	10-2023	10-2024	Change
\$150,000 and Below	2.8	6.4	+128.6%	2.9	6.5	+124.1%	1.9	5.1	+168.4%
\$150,001 to \$250,000	2.7	4.9	+81.5%	2.8	4.9	+75.0%	1.4	4.0	+185.7%
\$250,001 to \$350,000	3.4	5.8	+70.6%	3.4	5.9	+73.5%	--	0.5	--
\$350,001 to \$500,000	2.7	5.5	+103.7%	2.7	5.5	+103.7%	--	--	--
\$500,001 to \$750,000	4.9	8.1	+65.3%	5.0	8.1	+62.0%	--	--	--
\$750,001 to \$1,000,000	4.0	3.7	-7.5%	4.0	3.7	-7.5%	--	--	--
\$1,000,001 and Above	2.0	5.8	+190.0%	2.0	7.0	+250.0%	--	--	--
All Price Ranges	3.0	5.7	+90.0%	3.0	5.7	+90.0%	1.9	4.9	+157.9%
By Bedroom Count	10-2023	10-2024	Change	10-2023	10-2024	Change	10-2023	10-2024	Change
2 Bedrooms or Less	2.3	6.2	+169.6%	2.3	6.4	+178.3%	2.1	5.1	+142.9%
3 Bedrooms	2.8	5.4	+92.9%	2.9	5.5	+89.7%	1.0	3.2	+220.0%
4 Bedrooms or More	3.4	6.0	+76.5%	3.4	5.9	+73.5%	1.0	--	--
All Bedroom Counts	3.0	5.7	+90.0%	3.0	5.7	+90.0%	1.9	4.9	+157.9%