

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



October 2020

Interest rates set new record lows again in October, and are helping to maintain buyer purchasing power in the face of rising home prices driven by multiple offers across many segments of the market. While seller activity in some segments has improved, available inventory remains tight in many areas. For the 12-month period spanning November 2019 through October 2020, Pending Sales in the Pee Dee region were up 1.4 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 33.5 percent.

The overall Median Sales Price was up 10.6 percent to \$156,500. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 10.0 percent to \$165,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 100 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 155 days.

Market-wide, inventory levels were down 28.5 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 26.4 percent. That amounts to 3.7 months supply for Single-Family homes and 2.7 months supply for Condos.

Quick Facts

+ 33.5%

+ 13.1%

+ 2.2%

Price Range With the Strongest Sales:

\$300,001 and Above

Bedroom Count With Strongest Sales:

4 Bedrooms or More

Property Type With Strongest Sales:

Single-Family

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

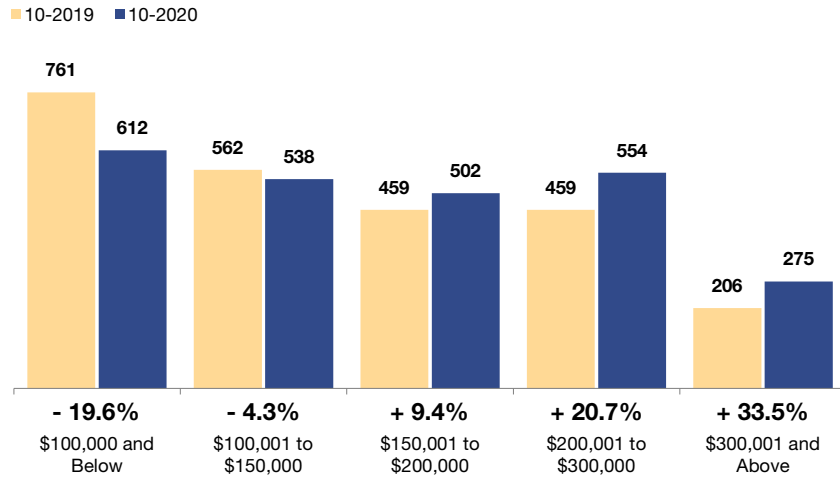


Pending Sales

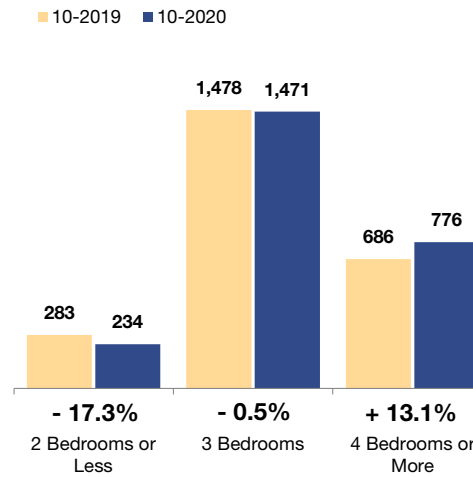
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



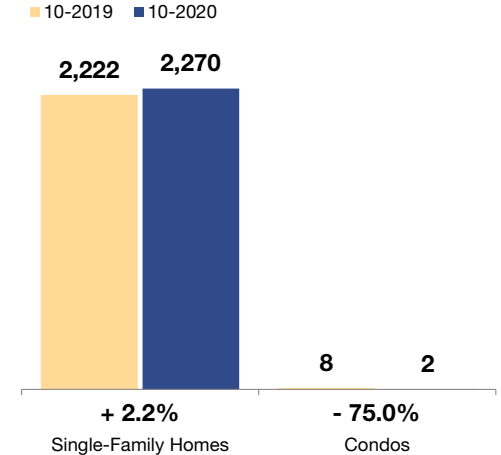
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2019	10-2020	Change
\$100,000 and Below	761	612	- 19.6%
\$100,001 to \$150,000	562	538	- 4.3%
\$150,001 to \$200,000	459	502	+ 9.4%
\$200,001 to \$300,000	459	554	+ 20.7%
\$300,001 and Above	206	275	+ 33.5%
All Price Ranges	2,447	2,481	+ 1.4%

Single-Family Homes

10-2019	10-2020	Change	10-2019	10-2020	Change
592	461	- 22.1%	7	2	- 71.4%
516	492	- 4.7%	1	0	- 100.0%
452	491	+ 8.6%	0	0	--
456	553	+ 21.3%	0	0	--
206	273	+ 32.5%	0	0	--
2,222	2,270	+ 2.2%	8	2	- 75.0%

Condos

By Bedroom Count	10-2019	10-2020	Change
2 Bedrooms or Less	283	234	- 17.3%
3 Bedrooms	1,478	1,471	- 0.5%
4 Bedrooms or More	686	776	+ 13.1%
All Bedroom Counts	2,447	2,481	+ 1.4%

10-2019	10-2020	Change	10-2019	10-2020	Change
206	156	- 24.3%	5	1	- 80.0%
1,366	1,364	- 0.1%	3	1	- 66.7%
650	750	+ 15.4%	0	0	--
2,222	2,270	+ 2.2%	8	2	- 75.0%

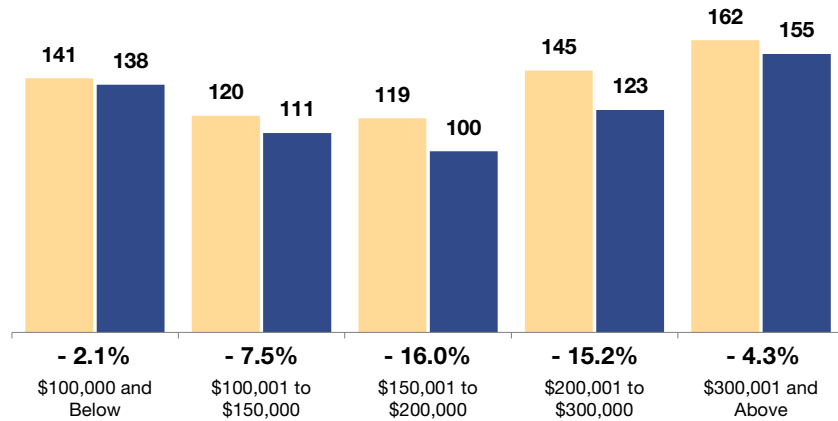
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



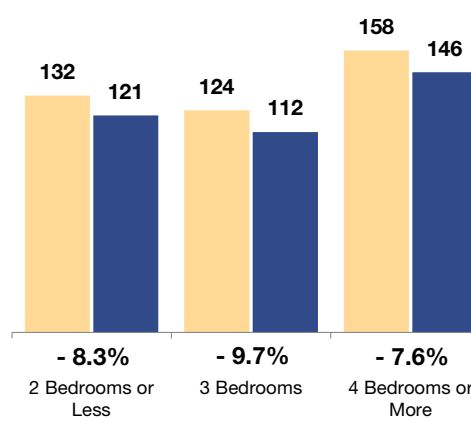
By Price Range

10-2019 10-2020



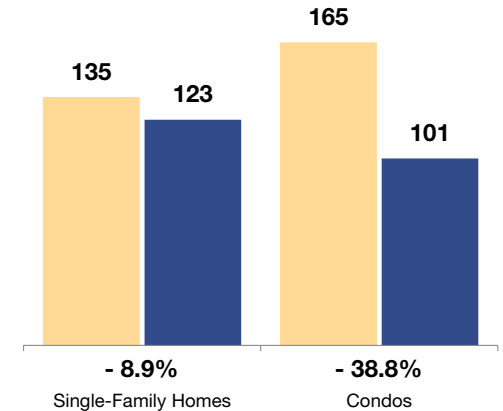
By Bedroom Count

10-2019 10-2020



By Property Type

10-2019 10-2020



All Properties

By Price Range

	10-2019	10-2020	Change
\$100,000 and Below	141	138	- 2.1%
\$100,001 to \$150,000	120	111	- 7.5%
\$150,001 to \$200,000	119	100	- 16.0%
\$200,001 to \$300,000	145	123	- 15.2%
\$300,001 and Above	162	155	- 4.3%
All Price Ranges	135	123	- 8.9%

Single-Family Homes

	10-2019	10-2020	Change
\$100,000 and Below	143	136	- 4.9%
\$100,001 to \$150,000	120	113	- 5.8%
\$150,001 to \$200,000	119	100	- 16.0%
\$200,001 to \$300,000	146	123	- 15.8%
\$300,001 and Above	162	155	- 4.3%
All Price Ranges	135	123	- 8.9%

Condos

	10-2019	10-2020	Change
\$100,000 and Below	212	151	- 28.8%
\$100,001 to \$150,000	136	62	- 54.4%
\$150,001 to \$200,000	0	0	0.0%
\$200,001 to \$300,000	0	0	0.0%
\$300,001 and Above	0	0	0.0%
All Price Ranges	165	101	- 38.8%

By Bedroom Count

	10-2019	10-2020	Change
2 Bedrooms or Less	132	121	- 8.3%
3 Bedrooms	124	112	- 9.7%
4 Bedrooms or More	158	146	- 7.6%
All Bedroom Counts	135	123	- 8.9%

	10-2019	10-2020	Change
2 Bedrooms or Less	136	128	- 5.9%
3 Bedrooms	123	110	- 10.6%
4 Bedrooms or More	159	145	- 8.8%
All Bedroom Counts	135	123	- 8.9%

	10-2019	10-2020	Change
2 Bedrooms or Less	189	80	- 57.7%
3 Bedrooms	133	176	+ 32.3%
4 Bedrooms or More	0	0	0.0%
All Bedroom Counts	165	101	- 38.8%

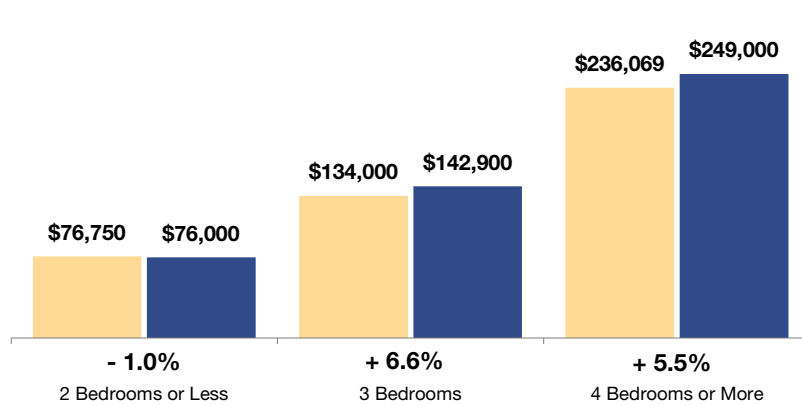
Median Sales Price

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



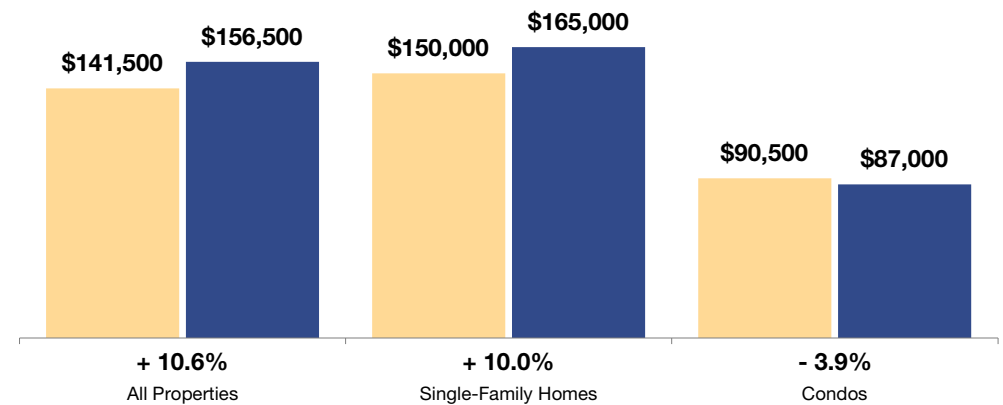
By Bedroom Count

10-2019 10-2020



By Property Type

10-2019 10-2020



All Properties

By Bedroom Count	10-2019	10-2020	Change
2 Bedrooms or Less	\$76,750	\$76,000	- 1.0%
3 Bedrooms	\$134,000	\$142,900	+ 6.6%
4 Bedrooms or More	\$236,069	\$249,000	+ 5.5%
All Bedroom Counts	\$141,500	\$156,500	+ 10.6%

Single-Family Homes

10-2019	10-2020	Change	10-2019	10-2020	Change
\$76,000	\$68,950	- 9.3%	\$82,500	\$81,000	- 1.8%
\$138,500	\$147,950	+ 6.8%	\$104,450	\$100,000	- 4.3%
\$244,250	\$250,990	+ 2.8%	\$0	\$0	--
\$150,000	\$165,000	+ 10.0%	\$90,500	\$87,000	- 3.9%

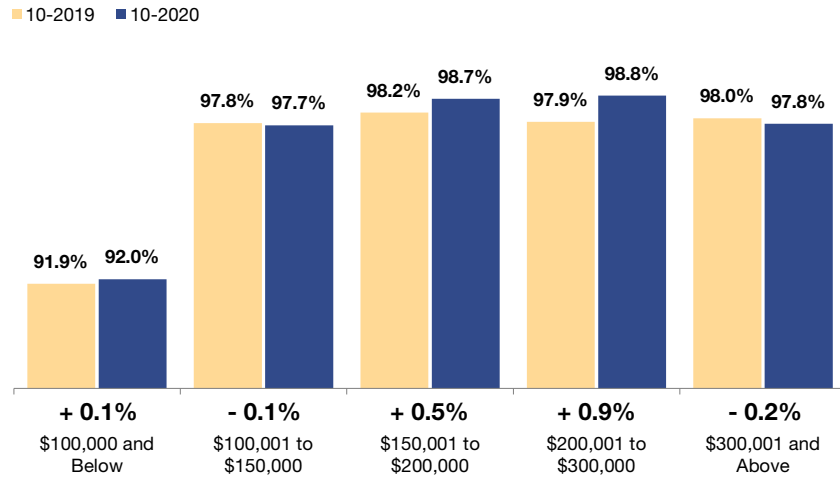
Condos

Percent of List Price Received

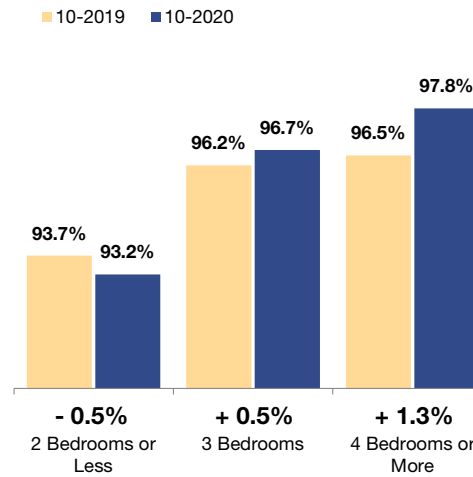
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



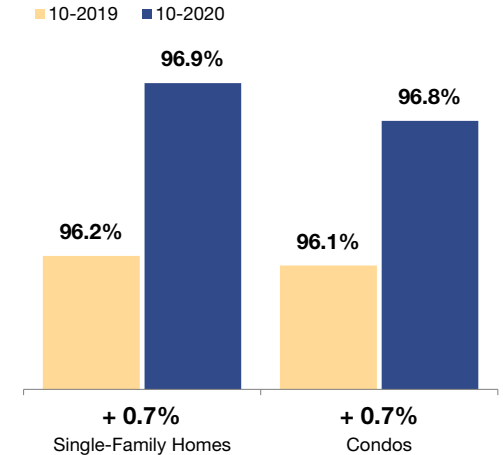
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2019	10-2020	Change
\$100,000 and Below	91.9%	92.0%	+ 0.1%
\$100,001 to \$150,000	97.8%	97.7%	- 0.1%
\$150,001 to \$200,000	98.2%	98.7%	+ 0.5%
\$200,001 to \$300,000	97.9%	98.8%	+ 0.9%
\$300,001 and Above	98.0%	97.8%	- 0.2%
All Price Ranges	96.0%	96.7%	+ 0.7%

Single-Family Homes

10-2019	10-2020	Change
91.4%	91.9%	+ 0.5%
97.8%	97.7%	- 0.1%
98.2%	98.7%	+ 0.5%
97.9%	98.8%	+ 0.9%
98.0%	97.8%	- 0.2%
96.2%	96.9%	+ 0.7%

Condos

10-2019	10-2020	Change
94.1%	91.6%	- 2.7%
97.9%	100.9%	+ 3.1%
0.0%	0.0%	--
0.0%	0.0%	--
0.0%	0.0%	--
96.1%	96.8%	+ 0.7%

By Bedroom Count

10-2019	10-2020	Change
93.7%	93.2%	- 0.5%
96.2%	96.7%	+ 0.5%
96.5%	97.8%	+ 1.3%
96.0%	96.7%	+ 0.7%

10-2019	10-2020	Change
93.0%	92.1%	- 1.0%
96.4%	96.9%	+ 0.5%
96.7%	98.0%	+ 1.3%
96.2%	96.9%	+ 0.7%

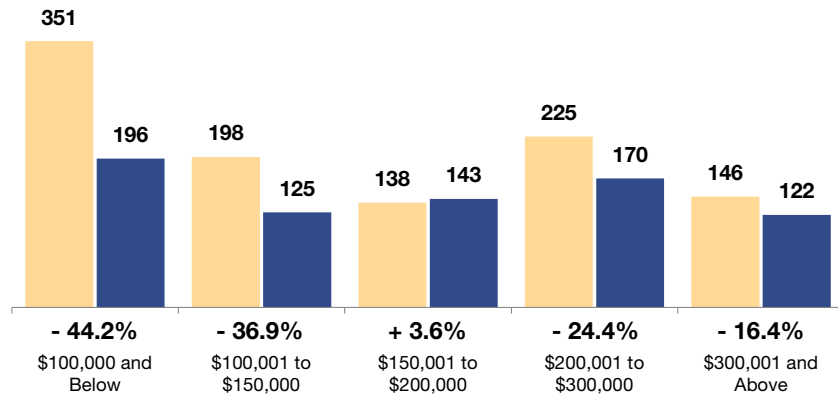
Inventory of Homes for Sale

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



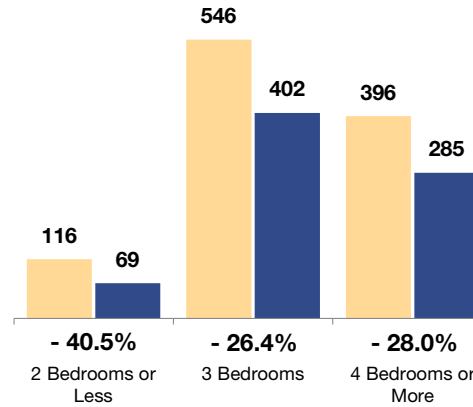
By Price Range

10-2019 10-2020



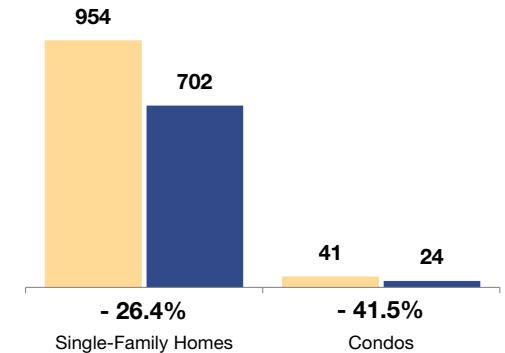
By Bedroom Count

10-2019 10-2020



By Property Type

10-2019 10-2020



All Properties

By Price Range	10-2019	10-2020	Change
\$100,000 and Below	351	196	- 44.2%
\$100,001 to \$150,000	198	125	- 36.9%
\$150,001 to \$200,000	138	143	+ 3.6%
\$200,001 to \$300,000	225	170	- 24.4%
\$300,001 and Above	146	122	- 16.4%
All Price Ranges	1,058	756	- 28.5%

Single-Family Homes

	10-2019	10-2020	Change
2 Bedrooms or Less	281	159	- 43.4%
3 Bedrooms	171	111	- 35.1%
4 Bedrooms or More	133	141	+ 6.0%
	224	170	- 24.1%
	145	121	- 16.6%
All Single-Family Homes	954	702	- 26.4%

Condos

	10-2019	10-2020	Change
	29	14	- 51.7%
	11	9	- 18.2%
	1	0	- 100.0%
	0	0	--
	0	1	--
All Condos	41	24	- 41.5%

By Bedroom Count

	10-2019	10-2020	Change
2 Bedrooms or Less	116	69	- 40.5%
3 Bedrooms	546	402	- 26.4%
4 Bedrooms or More	396	285	- 28.0%
All Bedroom Counts	1,058	756	- 28.5%

	10-2019	10-2020	Change
2 Bedrooms or Less	83	54	- 34.9%
3 Bedrooms	495	375	- 24.2%
4 Bedrooms or More	376	273	- 27.4%
All Single-Family Homes	954	702	- 26.4%
	30	13	- 56.7%
	10	10	0.0%
	1	1	0.0%
All Condos	41	24	- 41.5%

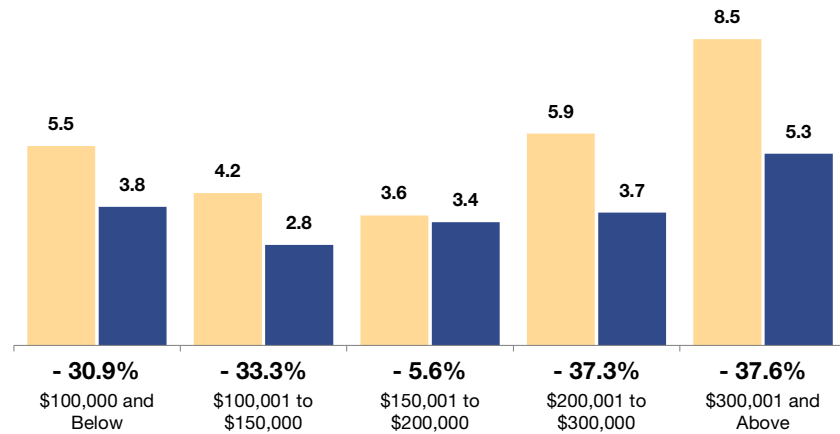
Months Supply of Inventory

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.**



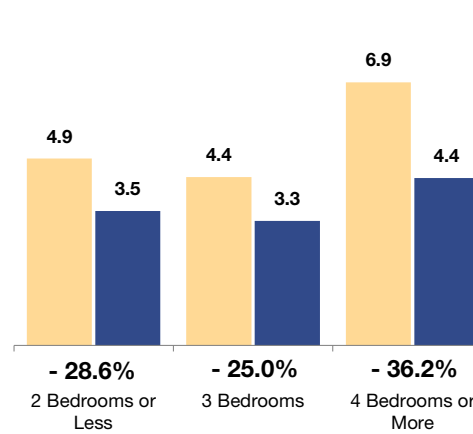
By Price Range

10-2019 10-2020



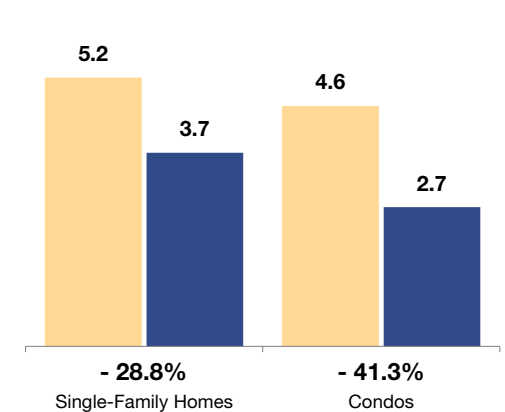
By Bedroom Count

10-2019 10-2020



By Property Type

10-2019 10-2020



All Properties

By Price Range

	10-2019	10-2020	Change
\$100,000 and Below	5.5	3.8	- 30.9%
\$100,001 to \$150,000	4.2	2.8	- 33.3%
\$150,001 to \$200,000	3.6	3.4	- 5.6%
\$200,001 to \$300,000	5.9	3.7	- 37.3%
\$300,001 and Above	8.5	5.3	- 37.6%
All Price Ranges	5.2	3.7	- 28.8%

Single-Family Homes

	10-2019	10-2020	Change	10-2019	10-2020	Change
	5.7	4.1	- 28.1%	5.2	2.7	- 48.1%
	4.0	2.7	- 32.5%	3.2	2.8	- 12.5%
	3.5	3.4	- 2.9%	1.0	0.0	- 100.0%
	5.9	3.7	- 37.3%	0.0	--	--
	8.4	5.3	- 36.9%	0.0	1.0	--
All Price Ranges	5.2	3.7	- 28.8%	4.6	2.7	- 41.3%

Condos

By Bedroom Count

	10-2019	10-2020	Change
2 Bedrooms or Less	4.9	3.5	- 28.6%
3 Bedrooms	4.4	3.3	- 25.0%
4 Bedrooms or More	6.9	4.4	- 36.2%
All Bedroom Counts	5.2	3.7	- 28.8%

	10-2019	10-2020	Change	10-2019	10-2020	Change
	4.8	4.2	- 12.5%	4.7	2.3	- 51.1%
	4.3	3.3	- 23.3%	3.2	2.8	- 12.5%
	6.9	4.4	- 36.2%	0.0	--	--
All Bedroom Counts	5.2	3.7	- 28.8%	4.6	2.7	- 41.3%