

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



September 2021

According to the National Association of REALTORS®, the number of first-time homebuyers declined to 29%, the lowest level in years, as bidding wars, competition from cash buyers, and a lack of affordable housing have caused some buyers to put their home plans temporarily on hold. With sales prices posting double-digit increases year-over-year, some first-time buyers have found they may lack the financial resources to buy a home and have decided to wait for a change in their personal or economic conditions before continuing their home search. For the 12-month period spanning October 2020 through September 2021, Pending Sales in the Pee Dee region were down 3.6 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 35.1 percent.

The overall Median Sales Price was up 14.2 percent to \$175,000. The property type with the largest price gain was the Condos segment, where prices increased 19.3 percent to \$105,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 89 days; the price range that tended to sell the slowest was the \$100,000 and Below range at 116 days.

Market-wide, inventory levels were up 30.6 percent. The property type that gained the most inventory was the Condos segment, where it increased 33.3 percent. That amounts to 3.6 months supply for Single-Family homes and 2.8 months supply for Condos.

Quick Facts

+ 35.1%

+ 0.5%

- 4.6%

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

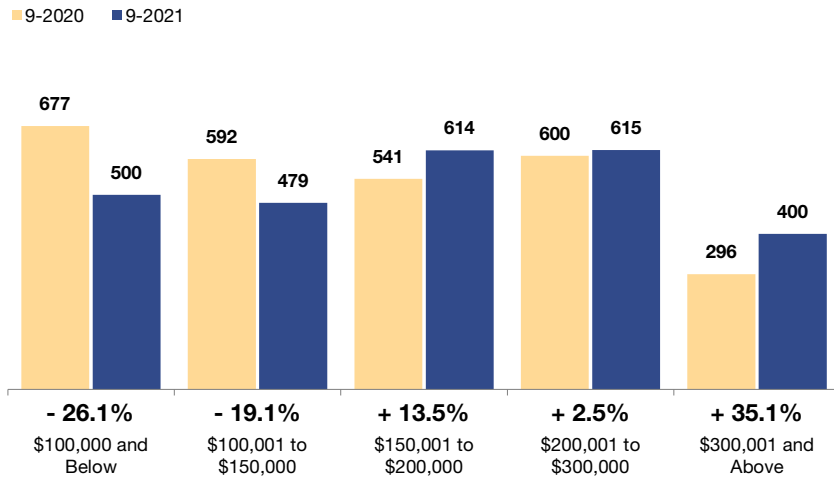


Pending Sales

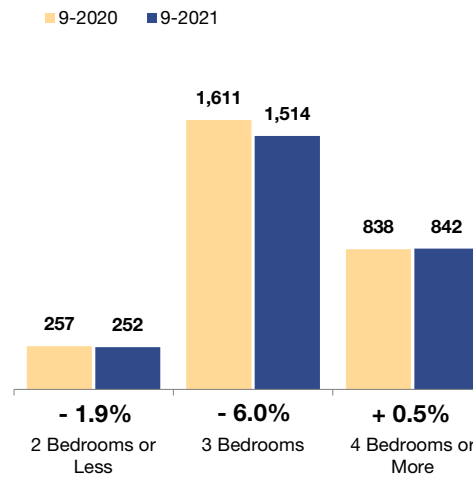
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



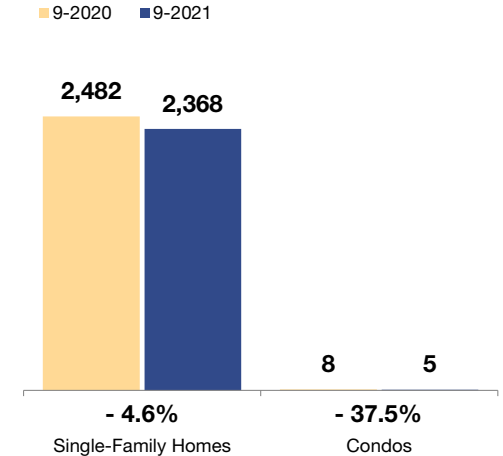
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	9-2020	9-2021	Change
\$100,000 and Below	677	500	- 26.1%
\$100,001 to \$150,000	592	479	- 19.1%
\$150,001 to \$200,000	541	614	+ 13.5%
\$200,001 to \$300,000	600	615	+ 2.5%
\$300,001 and Above	296	400	+ 35.1%
All Price Ranges	2,706	2,608	- 3.6%

Single-Family Homes

By Price Range	9-2020	9-2021	Change
\$100,000 and Below	517	376	- 27.3%
\$100,001 to \$150,000	543	393	- 27.6%
\$150,001 to \$200,000	529	595	+ 12.5%
\$200,001 to \$300,000	599	605	+ 1.0%
\$300,001 and Above	294	399	+ 35.7%
All Price Ranges	2,482	2,368	- 4.6%

Condos

By Price Range	9-2020	9-2021	Change
\$100,000 and Below	2	4	+ 100.0%
\$100,001 to \$150,000	6	1	- 83.3%
\$150,001 to \$200,000	0	0	--
\$200,001 to \$300,000	0	0	--
\$300,001 and Above	0	0	--
All Price Ranges	8	5	- 37.5%

By Bedroom Count

By Bedroom Count	9-2020	9-2021	Change
2 Bedrooms or Less	257	252	- 1.9%
3 Bedrooms	1,611	1,514	- 6.0%
4 Bedrooms or More	838	842	+ 0.5%
All Bedroom Counts	2,706	2,608	- 3.6%

By Bedroom Count	9-2020	9-2021	Change
2 Bedrooms or Less	174	174	0.0%
3 Bedrooms	1,499	1,384	- 7.7%
4 Bedrooms or More	809	810	+ 0.1%
All Bedroom Counts	2,482	2,368	- 4.6%

By Bedroom Count	9-2020	9-2021	Change
2 Bedrooms or Less	8	5	- 37.5%
3 Bedrooms	0	0	--
4 Bedrooms or More	0	0	--
All Bedroom Counts	8	5	- 37.5%

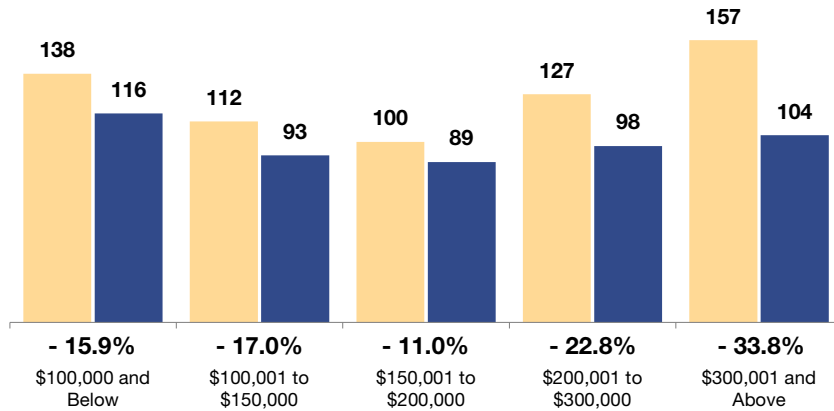
Days on Market Until Sale

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



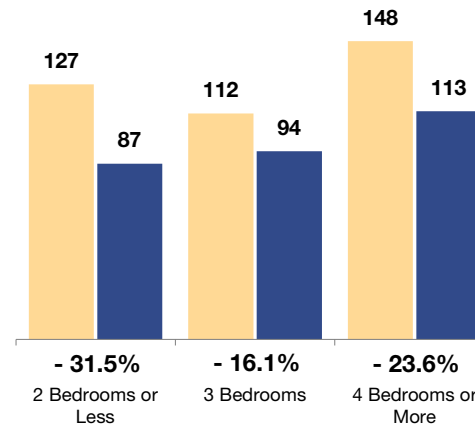
By Price Range

9-2020 9-2021



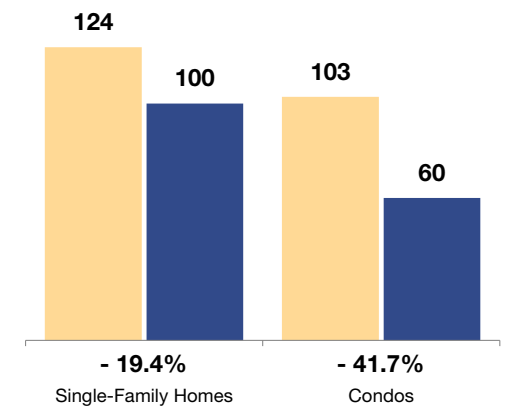
By Bedroom Count

9-2020 9-2021



By Property Type

9-2020 9-2021



All Properties

By Price Range

	9-2020	9-2021	Change
\$100,000 and Below	138	116	- 15.9%
\$100,001 to \$150,000	112	93	- 17.0%
\$150,001 to \$200,000	100	89	- 11.0%
\$200,001 to \$300,000	127	98	- 22.8%
\$300,001 and Above	157	104	- 33.8%
All Price Ranges	124	99	- 20.2%

Single-Family Homes

	9-2020	9-2021	Change
2 Bedrooms or Less	137	121	- 11.7%
3 Bedrooms	113	94	- 16.8%
4 Bedrooms or More	100	89	- 11.0%
	126	98	- 22.2%
	157	104	- 33.8%
All Single-Family Homes	124	100	- 19.4%

Condos

	9-2020	9-2021	Change
	158	67	- 57.6%
	61	53	- 13.1%
	118	0	- 100.0%
	0	0	0.0%
	0	0	0.0%
All Condos	103	60	- 41.7%

By Bedroom Count

	9-2020	9-2021	Change
2 Bedrooms or Less	127	87	- 31.5%
3 Bedrooms	112	94	- 16.1%
4 Bedrooms or More	148	113	- 23.6%
All Bedroom Counts	124	99	- 20.2%

	9-2020	9-2021	Change
2 Bedrooms or Less	130	94	- 27.7%
3 Bedrooms	110	94	- 14.5%
4 Bedrooms or More	149	112	- 24.8%
	0	0	0.0%
All Single-Family Homes	124	100	- 19.4%

	9-2020	9-2021	Change
	110	62	- 43.6%
	88	52	- 40.9%
	0	0	0.0%
All Condos	103	60	- 41.7%

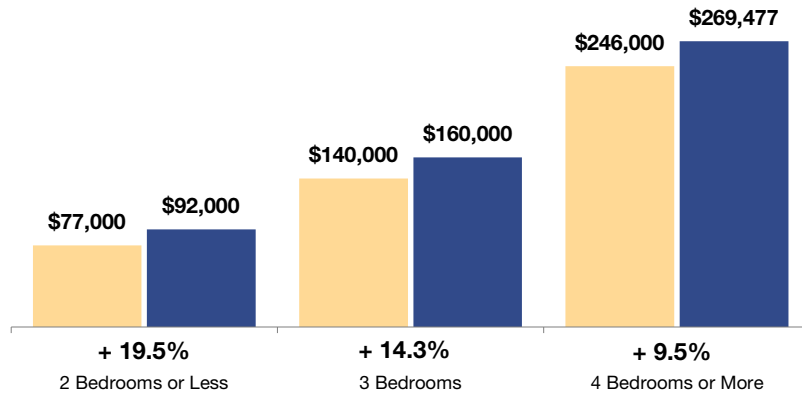
Median Sales Price

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



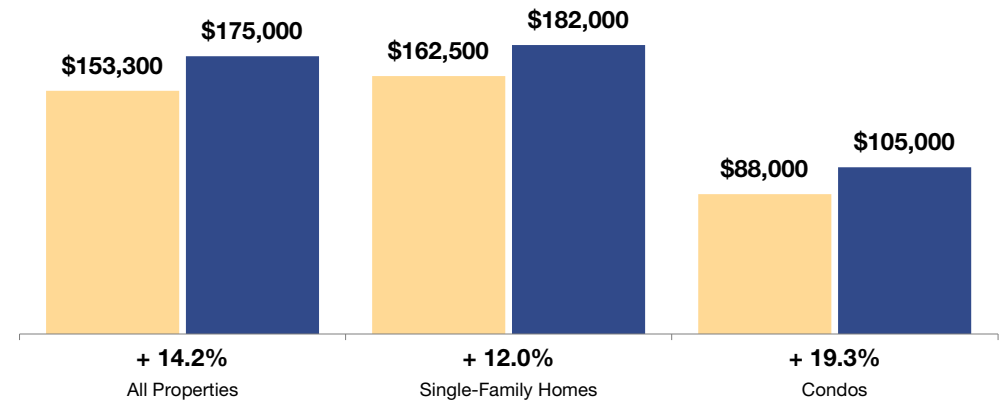
By Bedroom Count

9-2020 9-2021



By Property Type

9-2020 9-2021



All Properties

By Bedroom Count	9-2020	9-2021	Change
2 Bedrooms or Less	\$77,000	\$92,000	+ 19.5%
3 Bedrooms	\$140,000	\$160,000	+ 14.3%
4 Bedrooms or More	\$246,000	\$269,477	+ 9.5%
All Bedroom Counts	\$153,300	\$175,000	+ 14.2%

Single-Family Homes

9-2020	9-2021	Change	9-2020	9-2021	Change
\$75,950	\$90,443	+ 19.1%	\$81,000	\$102,500	+ 26.5%
\$145,000	\$164,900	+ 13.7%	\$101,000	\$110,000	+ 8.9%
\$249,900	\$274,000	+ 9.6%	\$0	\$193,500	--
\$162,500	\$182,000	+ 12.0%	\$88,000	\$105,000	+ 19.3%

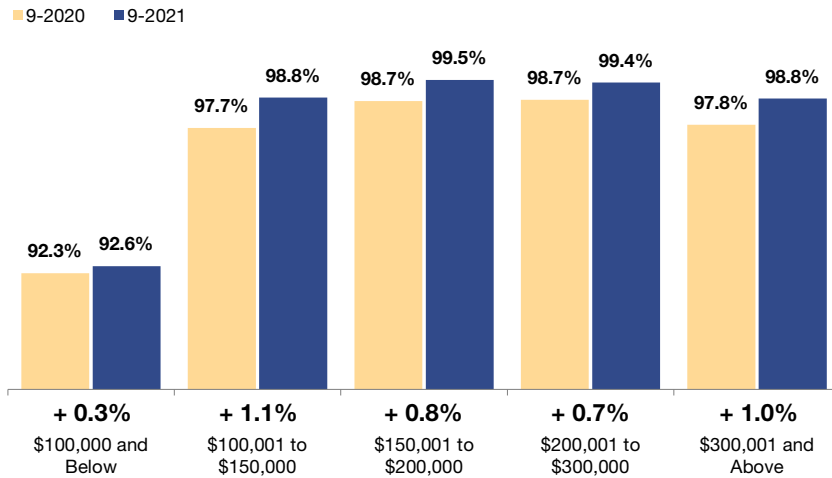
Condos

Percent of List Price Received

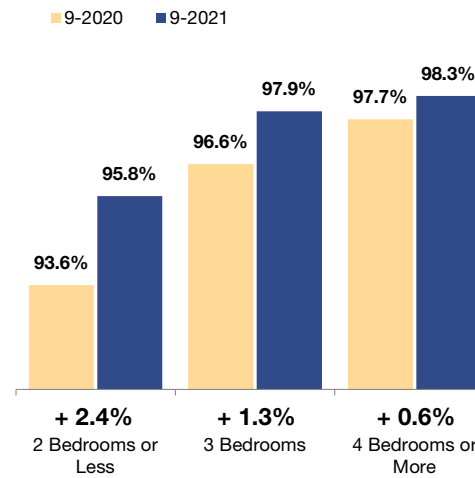
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



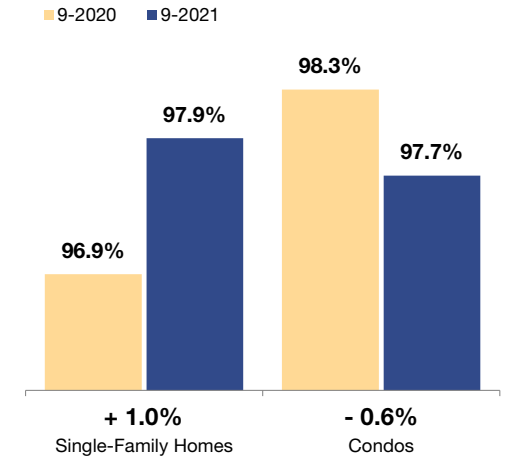
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	9-2020	9-2021	Change
\$100,000 and Below	92.3%	92.6%	+ 0.3%
\$100,001 to \$150,000	97.7%	98.8%	+ 1.1%
\$150,001 to \$200,000	98.7%	99.5%	+ 0.8%
\$200,001 to \$300,000	98.7%	99.4%	+ 0.7%
\$300,001 and Above	97.8%	98.8%	+ 1.0%
All Price Ranges	96.6%	97.8%	+ 1.2%

Single-Family Homes

9-2020	9-2021	Change
92.1%	92.0%	- 0.1%
97.7%	98.7%	+ 1.0%
98.7%	99.4%	+ 0.7%
98.7%	99.4%	+ 0.7%
97.8%	98.8%	+ 1.0%
96.9%	97.9%	+ 1.0%

Condos

9-2020	9-2021	Change
96.7%	95.3%	- 1.4%
98.8%	100.3%	+ 1.5%
100.1%	0.0%	- 100.0%
0.0%	0.0%	--
0.0%	0.0%	--
98.3%	97.7%	- 0.6%

By Bedroom Count

By Bedroom Count	9-2020	9-2021	Change
2 Bedrooms or Less	93.6%	95.8%	+ 2.4%
3 Bedrooms	96.6%	97.9%	+ 1.3%
4 Bedrooms or More	97.7%	98.3%	+ 0.6%
All Bedroom Counts	96.6%	97.8%	+ 1.2%

9-2020	9-2021	Change	9-2020	9-2021	Change
92.8%	95.0%	+ 2.4%	97.5%	98.6%	+ 1.1%
96.9%	98.1%	+ 1.2%	100.1%	94.0%	- 6.1%
97.9%	98.3%	+ 0.4%	0.0%	0.0%	--
96.9%	97.9%	+ 1.0%	98.3%	97.7%	- 0.6%

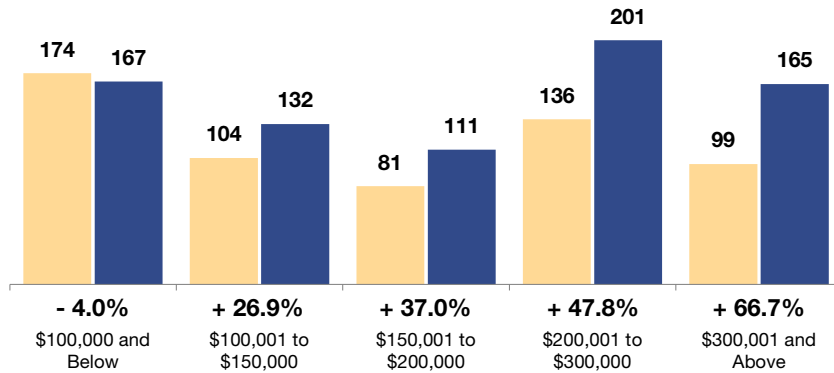
Inventory of Homes for Sale

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



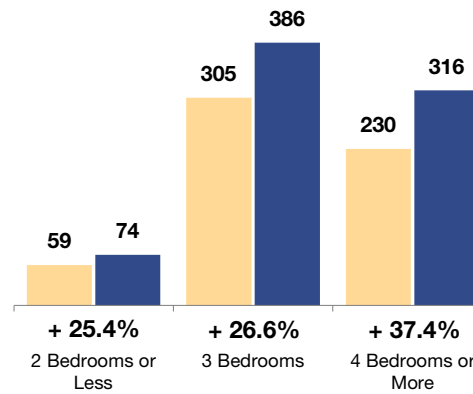
By Price Range

9-2020 9-2021



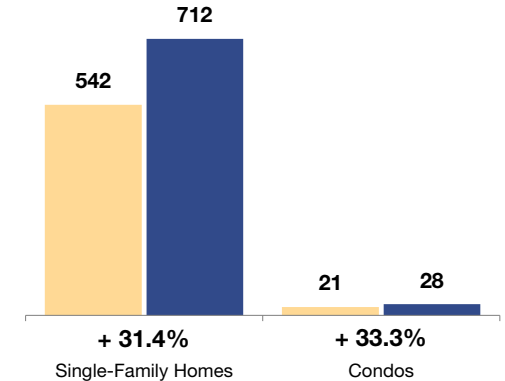
By Bedroom Count

9-2020 9-2021



By Property Type

9-2020 9-2021



All Properties

By Price Range	9-2020	9-2021	Change
\$100,000 and Below	174	167	- 4.0%
\$100,001 to \$150,000	104	132	+ 26.9%
\$150,001 to \$200,000	81	111	+ 37.0%
\$200,001 to \$300,000	136	201	+ 47.8%
\$300,001 and Above	99	165	+ 66.7%
All Price Ranges	594	776	+ 30.6%

Single-Family Homes

9-2020	9-2021	Change
137	132	- 3.6%
91	107	+ 17.6%
79	109	+ 38.0%
136	199	+ 46.3%
99	165	+ 66.7%
542	712	+ 31.4%

Condos

9-2020	9-2021	Change
13	16	+ 23.1%
8	12	+ 50.0%
0	0	--
0	0	--
0	0	--
21	28	+ 33.3%

By Bedroom Count

9-2020	9-2021	Change
59	74	+ 25.4%
305	386	+ 26.6%
230	316	+ 37.4%
594	776	+ 30.6%

9-2020	9-2021	Change
46	60	+ 30.4%
277	349	+ 26.0%
219	303	+ 38.4%
542	712	+ 31.4%

9-2020	9-2021	Change
11	14	+ 27.3%
9	13	+ 44.4%
1	1	0.0%
21	28	+ 33.3%

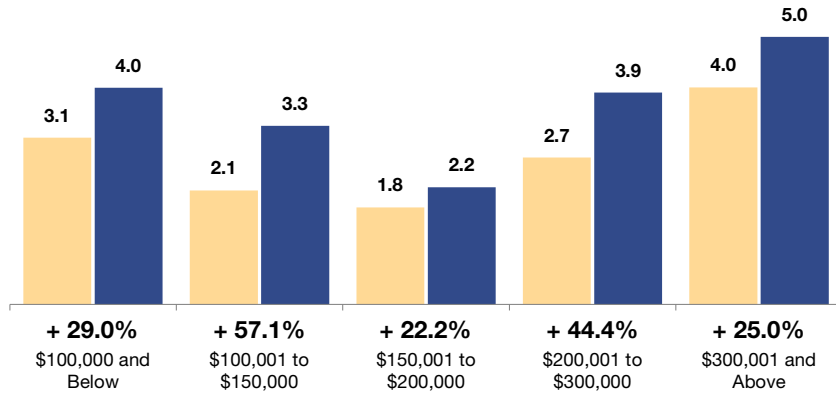
Months Supply of Inventory

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.**



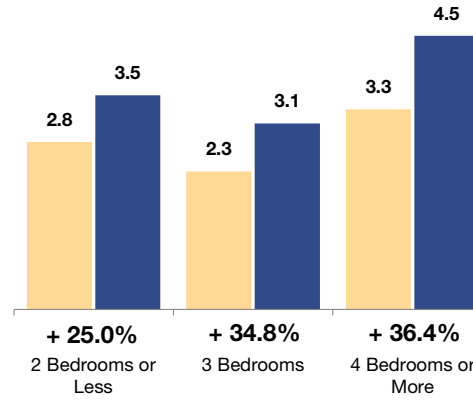
By Price Range

9-2020 9-2021



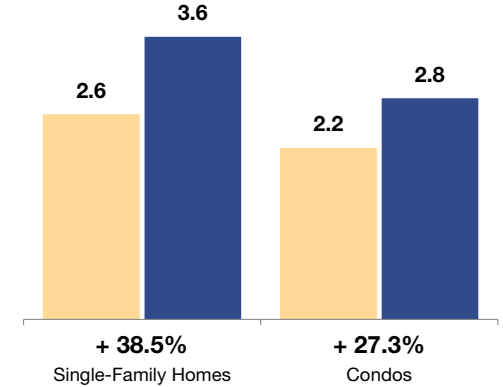
By Bedroom Count

9-2020 9-2021



By Property Type

9-2020 9-2021



All Properties

By Price Range	9-2020	9-2021	Change
\$100,000 and Below	3.1	4.0	+ 29.0%
\$100,001 to \$150,000	2.1	3.3	+ 57.1%
\$150,001 to \$200,000	1.8	2.2	+ 22.2%
\$200,001 to \$300,000	2.7	3.9	+ 44.4%
\$300,001 and Above	4.0	5.0	+ 25.0%
All Price Ranges	2.6	3.6	+ 38.5%

Single-Family Homes

9-2020	9-2021	Change
3.2	4.2	+ 31.3%
2.0	3.3	+ 65.0%
1.8	2.2	+ 22.2%
2.7	3.9	+ 44.4%
4.0	5.0	+ 25.0%
2.6	3.6	+ 38.5%

Condos

9-2020	9-2021	Change
2.3	3.9	+ 69.6%
2.7	2.5	- 7.4%
0.0	0.0	--
0.0	--	--
0.0	--	--
2.2	2.8	+ 27.3%

By Bedroom Count

9-2020	9-2021	Change
2.8	3.5	+ 25.0%
2.3	3.1	+ 34.8%
3.3	4.5	+ 36.4%
2.6	3.6	+ 38.5%

9-2020	9-2021	Change
3.2	4.1	+ 28.1%
2.2	3.0	+ 36.4%
3.2	4.5	+ 40.6%
2.6	3.6	+ 38.5%