

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



September 2025

U.S. new-home sales unexpectedly surged 20.5% month-over-month and 15.4% year-over-year to a seasonally adjusted annual rate of 800,000 units, the highest level since January 2022, according to the U.S. Census Bureau. Economists polled by Reuters had forecast new-home sales would decline to 650,000 units. There were 490,000 new homes for sale going into September, equivalent to a 7.4-month supply at the current sales pace. For the 12-month period spanning October 2024 through September 2025, Pending Sales in the Pee Dee REALTOR® Association region softened 3.5 percent overall. The price range with the largest pending sales gain was the \$350,001 to \$500,000 range, where sales increased 18.9 percent.

The overall Median Sales Price rose 4.4 percent to \$229,000. The property type with the largest gain was the Condos segment, where prices improved 3.4 percent to \$150,000. The price range that tended to sell the quickest was the \$750,001 to \$1,000,000 range at 46 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 142 days.

Market-wide, inventory levels rose 37.6 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale increased 182.8 percent. That amounts to 5.7 months of inventory for Single-Family Homes and 10.5 months of inventory for Condos.

Quick Facts

+ 18.9%

Price Range with
Strongest Sales:
\$350,001 to \$500,000

+ 0.4%

Bedroom Count with
Strongest Sales:
3 Bedrooms

+ 6.8%

Property Type With
Strongest Sales:
Condos

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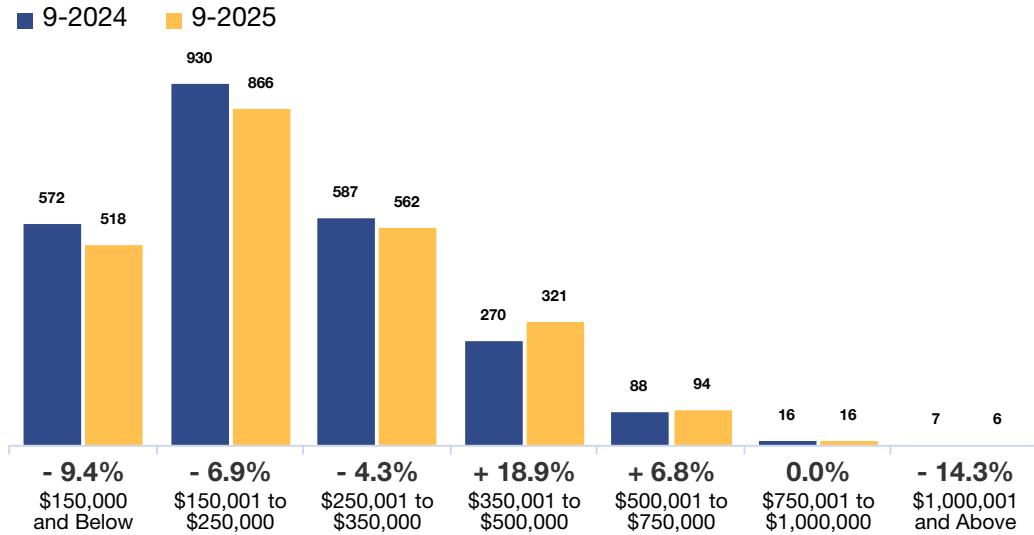


Pending Sales

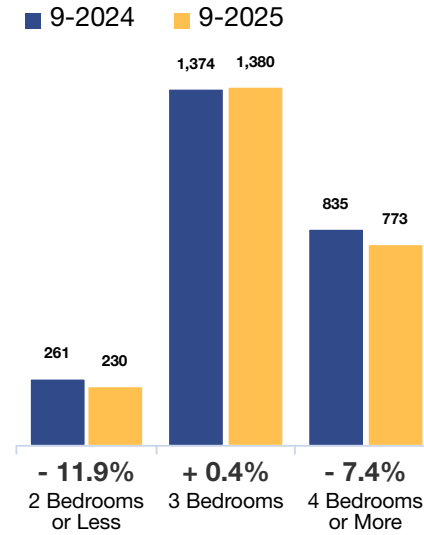


A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**

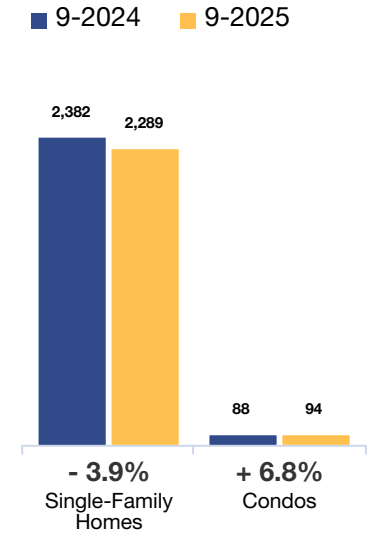
By Price Range



By Bedroom Count



By Property Type



	All Properties			Single-Family Homes			Condos		
By Price Range	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change
\$150,000 and Below	572	518	- 9.4%	517	476	- 7.9%	55	42	- 23.6%
\$150,001 to \$250,000	930	866	- 6.9%	904	826	- 8.6%	26	40	+ 53.8%
\$250,001 to \$350,000	587	562	- 4.3%	581	553	- 4.8%	6	9	+ 50.0%
\$350,001 to \$500,000	270	321	+ 18.9%	270	318	+ 17.8%	0	3	—
\$500,001 to \$750,000	88	94	+ 6.8%	88	94	+ 6.8%	0	0	0.0%
\$750,001 to \$1,000,000	16	16	0.0%	16	16	0.0%	0	0	0.0%
\$1,000,001 and Above	7	6	- 14.3%	6	6	0.0%	1	0	- 100.0%
All Price Ranges	2,470	2,383	- 3.5%	2,382	2,289	- 3.9%	88	94	+ 6.8%
By Bedroom Count	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change
2 Bedrooms or Less	261	230	- 11.9%	203	173	- 14.8%	58	57	- 1.7%
3 Bedrooms	1,374	1,380	+ 0.4%	1,344	1,346	+ 0.1%	30	34	+ 13.3%
4 Bedrooms or More	835	773	- 7.4%	835	770	- 7.8%	0	3	—
All Bedroom Counts	2,470	2,383	- 3.5%	2,382	2,289	- 3.9%	88	94	+ 6.8%

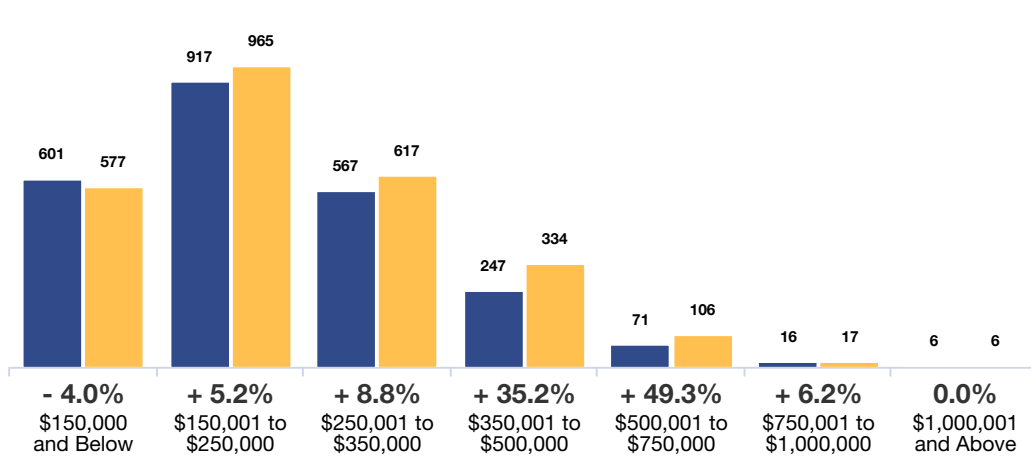
Closed Sales



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

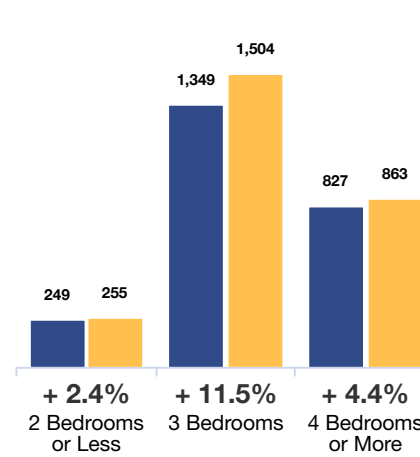
By Price Range

■ 9-2024 ■ 9-2025



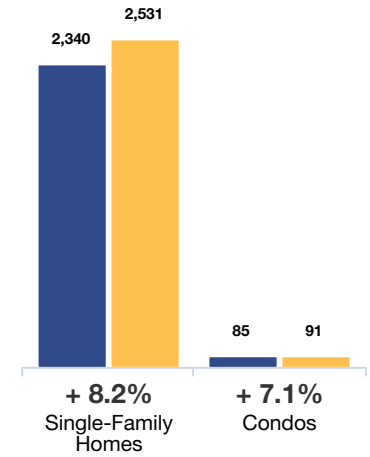
By Bedroom Count

■ 9-2024 ■ 9-2025



By Property Type

■ 9-2024 ■ 9-2025



	All Properties			Single-Family Homes			Condos		
By Price Range	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change
\$150,000 and Below	601	577	- 4.0%	550	529	- 3.8%	51	48	- 5.9%
\$150,001 to \$250,000	917	965	+ 5.2%	890	930	+ 4.5%	27	35	+ 29.6%
\$250,001 to \$350,000	567	617	+ 8.8%	561	610	+ 8.7%	6	7	+ 16.7%
\$350,001 to \$500,000	247	334	+ 35.2%	247	333	+ 34.8%	0	1	—
\$500,001 to \$750,000	71	106	+ 49.3%	71	106	+ 49.3%	0	0	0.0%
\$750,001 to \$1,000,000	16	17	+ 6.2%	16	17	+ 6.2%	0	0	0.0%
\$1,000,001 and Above	6	6	0.0%	5	6	+ 20.0%	1	0	- 100.0%
All Price Ranges	2,425	2,622	+ 8.1%	2,340	2,531	+ 8.2%	85	91	+ 7.1%
By Bedroom Count	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change
2 Bedrooms or Less	249	255	+ 2.4%	194	196	+ 1.0%	55	59	+ 7.3%
3 Bedrooms	1,349	1,504	+ 11.5%	1,319	1,474	+ 11.8%	30	30	0.0%
4 Bedrooms or More	827	863	+ 4.4%	827	861	+ 4.1%	0	2	—
All Bedroom Counts	2,425	2,622	+ 8.1%	2,340	2,531	+ 8.2%	85	91	+ 7.1%

Days On Market Until Sale

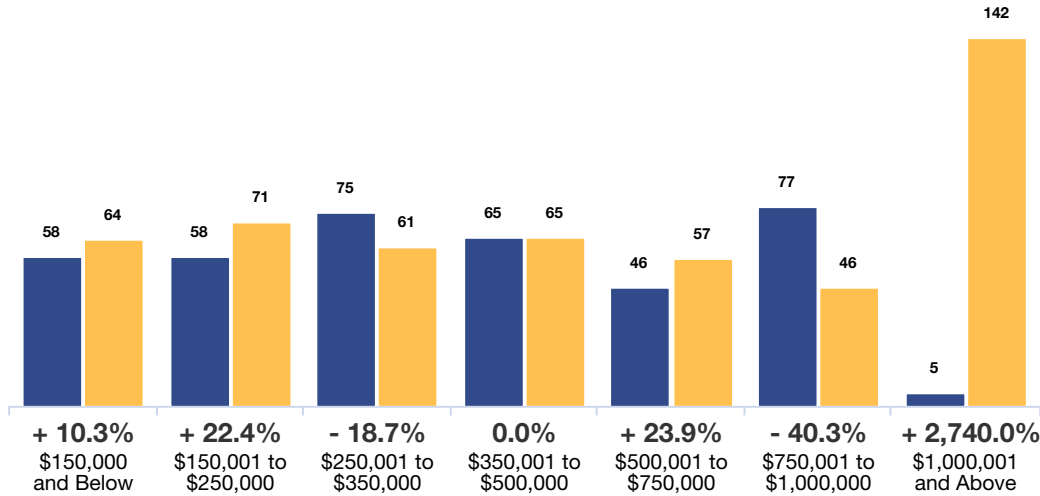


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

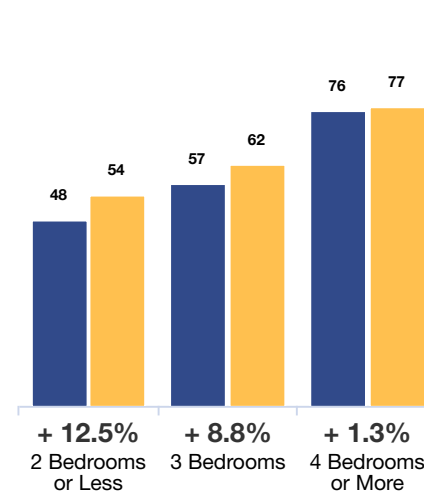
By Price Range

■ 9-2024 ■ 9-2025



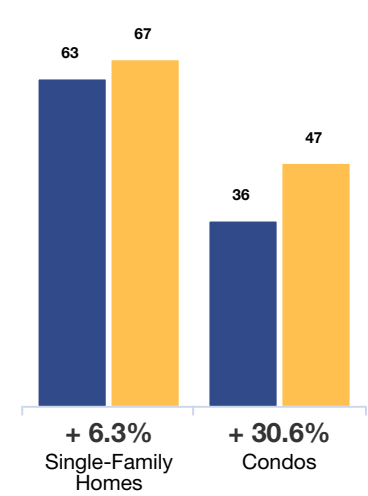
By Bedroom Count

■ 9-2024 ■ 9-2025



By Property Type

■ 9-2024 ■ 9-2025



	All Properties			Single-Family Homes			Condos		
By Price Range	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change
\$150,000 and Below	58	64	+ 10.3%	61	66	+ 8.2%	29	43	+ 48.3%
\$150,001 to \$250,000	58	71	+ 22.4%	58	72	+ 24.1%	53	47	- 11.3%
\$250,001 to \$350,000	75	61	- 18.7%	76	61	- 19.7%	23	20	- 13.0%
\$350,001 to \$500,000	65	65	0.0%	65	64	- 1.5%	—	400	—
\$500,001 to \$750,000	46	57	+ 23.9%	46	57	+ 23.9%	—	—	—
\$750,001 to \$1,000,000	77	46	- 40.3%	77	46	- 40.3%	—	—	—
\$1,000,001 and Above	5	142	+ 2,740.0%	6	142	+ 2,266.7%	1	—	—
All Price Ranges	62	66	+ 6.5%	63	67	+ 6.3%	36	47	+ 30.6%
By Bedroom Count	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change
2 Bedrooms or Less	48	54	+ 12.5%	52	58	+ 11.5%	36	41	+ 13.9%
3 Bedrooms	57	62	+ 8.8%	57	62	+ 8.8%	35	61	+ 74.3%
4 Bedrooms or More	76	77	+ 1.3%	76	77	+ 1.3%	—	14	—
All Bedroom Counts	62	66	+ 6.5%	63	67	+ 6.3%	36	47	+ 30.6%

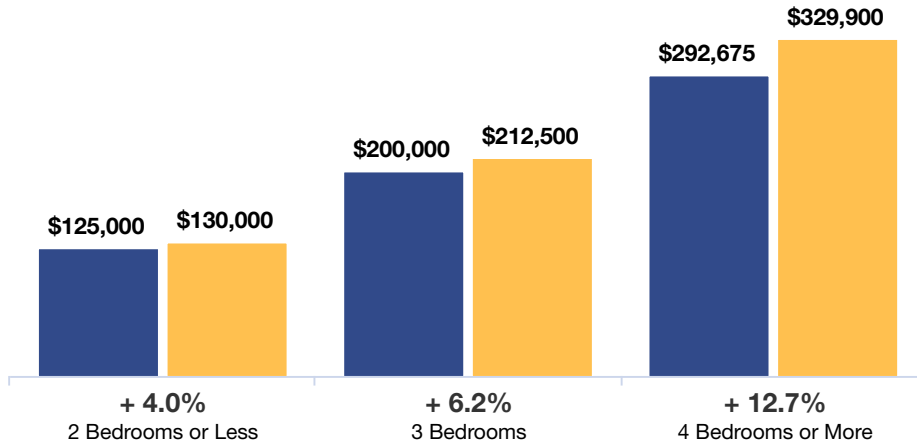
Median Sales Price



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

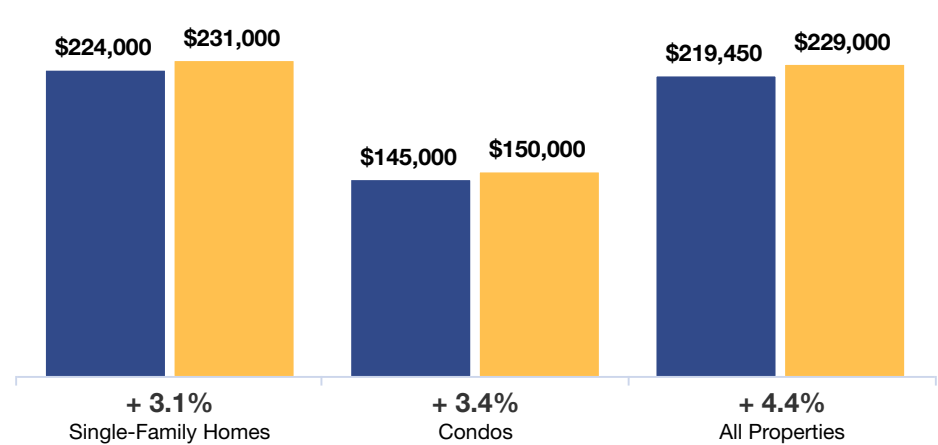
By Bedroom Count

■ 9-2024 ■ 9-2025



By Property Type

■ 9-2024 ■ 9-2025



All Properties

By Bedroom Count

	9-2024	9-2025	Change
2 Bedrooms or Less	\$125,000	\$130,000	+ 4.0%
3 Bedrooms	\$200,000	\$212,500	+ 6.2%
4 Bedrooms or More	\$292,675	\$329,900	+ 12.7%
All Bedroom Counts	\$219,450	\$229,000	+ 4.4%

Single-Family Homes

	9-2024	9-2025	Change
Single-Family Homes	\$115,000	\$123,500	+ 7.4%
Single-Family Homes	\$200,000	\$215,000	+ 7.5%
Single-Family Homes	\$292,675	\$330,000	+ 12.8%
All Single-Family Homes	\$224,000	\$231,000	+ 3.1%

Condos

	9-2024	9-2025	Change
Condos	\$139,000	\$144,000	+ 3.6%
Condos	\$166,500	\$162,700	- 2.3%
Condos	—	\$219,450	—
All Condos	\$145,000	\$150,000	+ 3.4%

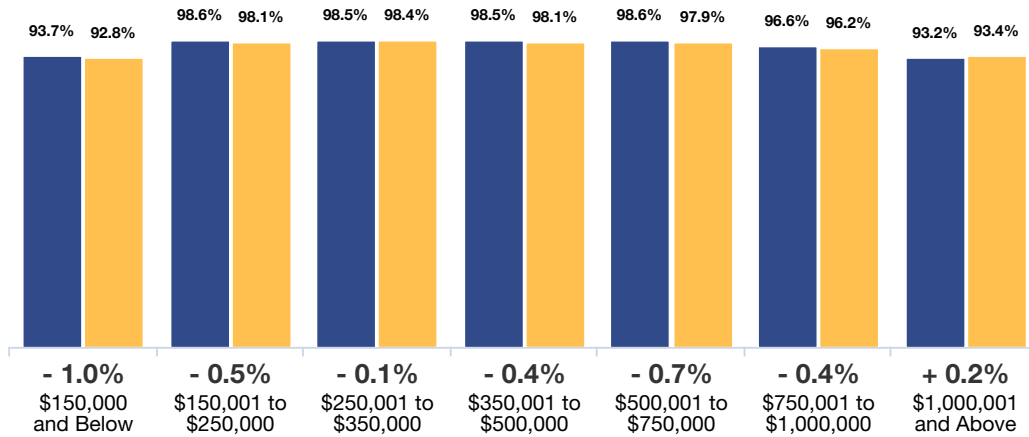
Percent of List Price Received



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.**

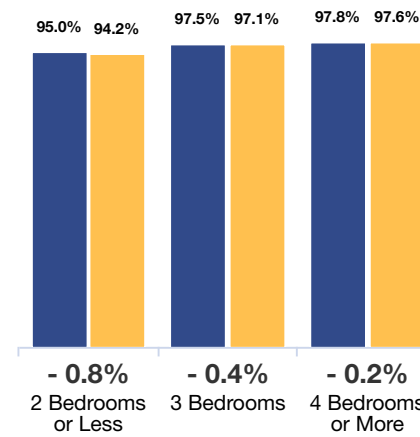
By Price Range

■ 9-2024 ■ 9-2025



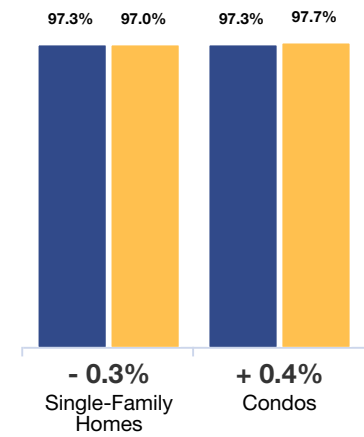
By Bedroom Count

■ 9-2024 ■ 9-2025



By Property Type

■ 9-2024 ■ 9-2025



	All Properties			Single-Family Homes			Condos		
By Price Range	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change
\$150,000 and Below	93.7%	92.8%	-1.0%	93.5%	92.5%	-1.1%	96.4%	96.2%	-0.2%
\$150,001 to \$250,000	98.6%	98.1%	-0.5%	98.6%	98.1%	-0.5%	99.2%	99.7%	+0.5%
\$250,001 to \$350,000	98.5%	98.4%	-0.1%	98.5%	98.4%	-0.1%	96.4%	98.3%	+2.0%
\$350,001 to \$500,000	98.5%	98.1%	-0.4%	98.5%	98.1%	-0.4%	—	95.2%	—
\$500,001 to \$750,000	98.6%	97.9%	-0.7%	98.6%	97.9%	-0.7%	—	—	—
\$750,001 to \$1,000,000	96.6%	96.2%	-0.4%	96.6%	96.2%	-0.4%	—	—	—
\$1,000,001 and Above	93.2%	93.4%	+0.2%	92.2%	93.4%	+1.3%	98.3%	—	—
All Price Ranges	97.3%	97.0%	-0.3%	97.3%	97.0%	-0.3%	97.3%	97.7%	+0.4%
By Bedroom Count	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change
2 Bedrooms or Less	95.0%	94.2%	-0.8%	94.5%	93.3%	-1.3%	96.8%	97.2%	+0.4%
3 Bedrooms	97.5%	97.1%	-0.4%	97.4%	97.1%	-0.3%	98.3%	98.4%	+0.1%
4 Bedrooms or More	97.8%	97.6%	-0.2%	97.8%	97.6%	-0.2%	—	100.0%	—
All Bedroom Counts	97.3%	97.0%	-0.3%	97.3%	97.0%	-0.3%	97.3%	97.7%	+0.4%

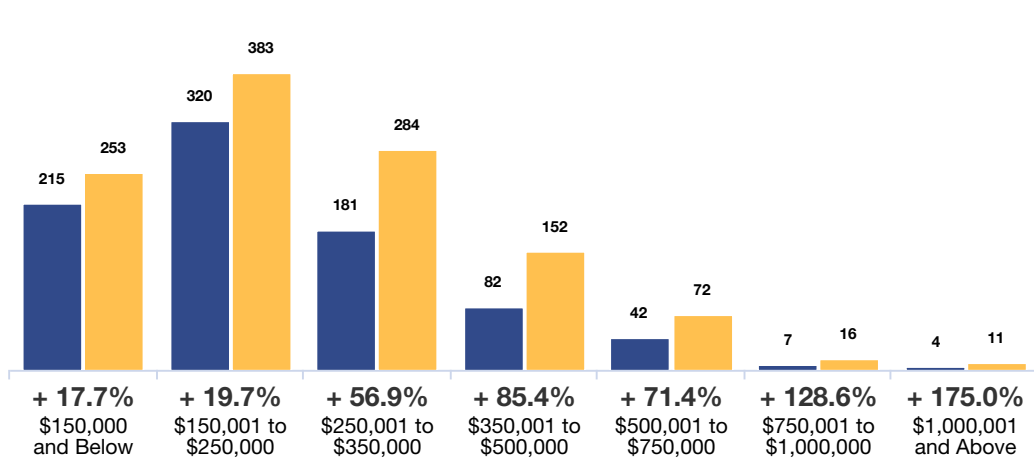
Inventory of Homes for Sale



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

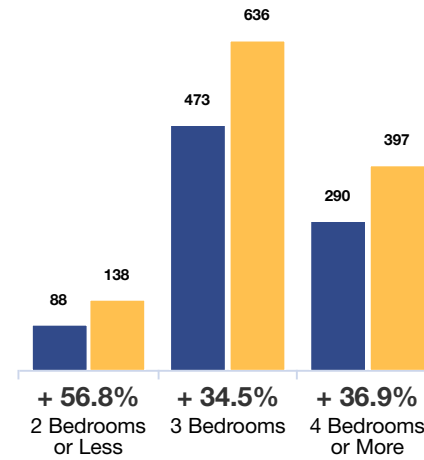
By Price Range

■ 9-2024 ■ 9-2025



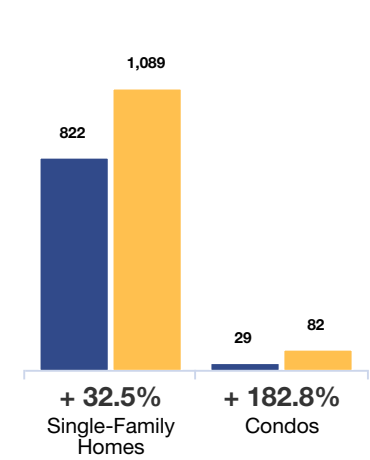
By Bedroom Count

■ 9-2024 ■ 9-2025



By Property Type

■ 9-2024 ■ 9-2025



All Properties

By Price Range	9-2024	9-2025	Change
\$150,000 and Below	215	253	+ 17.7%
\$150,001 to \$250,000	320	383	+ 19.7%
\$250,001 to \$350,000	181	284	+ 56.9%
\$350,001 to \$500,000	82	152	+ 85.4%
\$500,001 to \$750,000	42	72	+ 71.4%
\$750,001 to \$1,000,000	7	16	+ 128.6%
\$1,000,001 and Above	4	11	+ 175.0%
All Price Ranges	851	1,171	+ 37.6%

Single-Family Homes

By Bedroom Count	9-2024	9-2025	Change
2 Bedrooms or Less	88	138	+ 56.8%
3 Bedrooms	473	636	+ 34.5%
4 Bedrooms or More	290	397	+ 36.9%
All Bedroom Counts	851	1,171	+ 37.6%

Condos

By Price Range	9-2024	9-2025	Change
\$150,000 and Below	197	221	+ 12.2%
\$150,001 to \$250,000	311	347	+ 11.6%
\$250,001 to \$350,000	180	270	+ 50.0%
\$350,001 to \$500,000	81	152	+ 87.7%
\$500,001 to \$750,000	42	72	+ 71.4%
\$750,001 to \$1,000,000	7	16	+ 128.6%
\$1,000,001 and Above	4	11	+ 175.0%
All Price Ranges	822	1,089	+ 32.5%

By Bedroom Count	9-2024	9-2025	Change
2 Bedrooms or Less	88	138	+ 56.8%
3 Bedrooms	473	636	+ 34.5%
4 Bedrooms or More	290	397	+ 36.9%
All Bedroom Counts	851	1,171	+ 37.6%

By Price Range	9-2024	9-2025	Change
\$150,000 and Below	18	32	+ 77.8%
\$150,001 to \$250,000	9	36	+ 300.0%
\$250,001 to \$350,000	1	14	+ 1,300.0%
\$350,001 to \$500,000	1	0	- 100.0%
\$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	29	82	+ 182.8%

By Bedroom Count	9-2024	9-2025	Change
2 Bedrooms or Less	70	91	+ 30.0%
3 Bedrooms	463	602	+ 30.0%
4 Bedrooms or More	289	396	+ 37.0%
All Bedroom Counts	822	1,089	+ 32.5%

Months Supply of Inventory

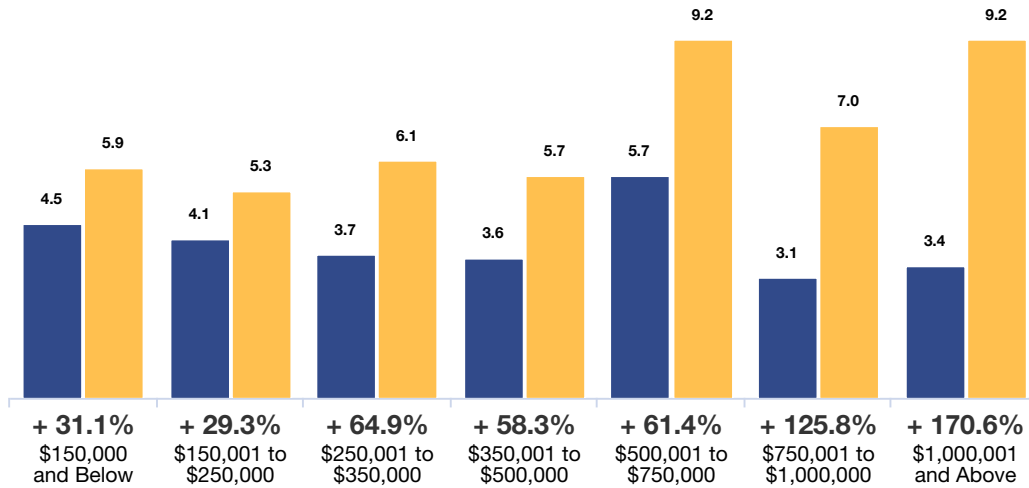


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

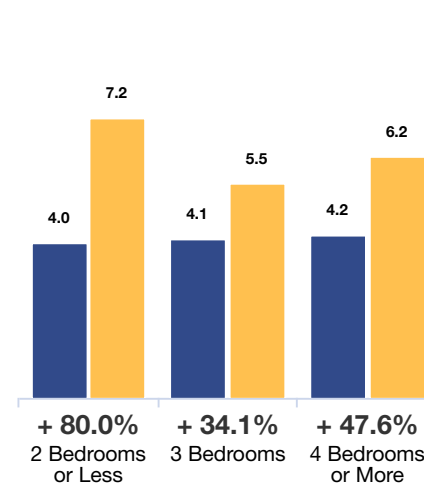
By Price Range

■ 9-2024 ■ 9-2025



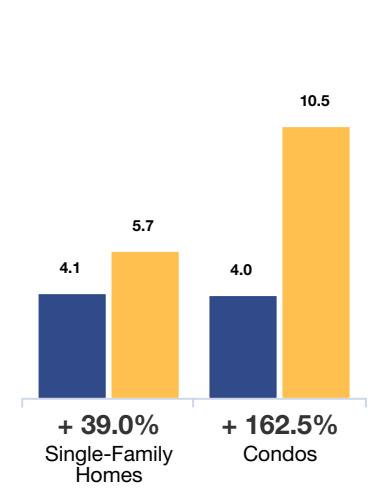
By Bedroom Count

■ 9-2024 ■ 9-2025



By Property Type

■ 9-2024 ■ 9-2025



All Properties

By Price Range	9-2024	9-2025	Change
\$150,000 and Below	4.5	5.9	+ 31.1%
\$150,001 to \$250,000	4.1	5.3	+ 29.3%
\$250,001 to \$350,000	3.7	6.1	+ 64.9%
\$350,001 to \$500,000	3.6	5.7	+ 58.3%
\$500,001 to \$750,000	5.7	9.2	+ 61.4%
\$750,001 to \$1,000,000	3.1	7.0	+ 125.8%
\$1,000,001 and Above	3.4	9.2	+ 170.6%
All Price Ranges	4.1	5.9	+ 43.9%

Single-Family Homes

By Bedroom Count	9-2024	9-2025	Change
2 Bedrooms or Less	4.0	7.2	+ 80.0%
3 Bedrooms	4.1	5.5	+ 34.1%
4 Bedrooms or More	4.2	6.2	+ 47.6%
All Bedroom Counts	4.1	5.7	+ 39.0%

Condos

By Price Range	9-2024	9-2025	Change
\$150,000 and Below	4.6	5.6	+ 21.7%
\$150,001 to \$250,000	4.1	5.0	+ 22.0%
\$250,001 to \$350,000	3.7	5.9	+ 59.5%
\$350,001 to \$500,000	3.6	5.7	+ 58.3%
\$500,001 to \$750,000	5.7	9.2	+ 61.4%
\$750,001 to \$1,000,000	3.1	7.0	+ 125.8%
\$1,000,001 and Above	4.0	9.2	+ 130.0%
All Price Ranges	4.1	5.7	+ 39.0%

By Bedroom Count	9-2024	9-2025	Change
2 Bedrooms or Less	4.0	7.2	+ 80.0%
3 Bedrooms	4.1	5.5	+ 34.1%
4 Bedrooms or More	4.2	6.2	+ 47.6%
All Bedroom Counts	4.1	5.9	+ 43.9%

By Price Range	9-2024	9-2025	Change
\$150,000 and Below	3.9	9.1	+ 133.3%
\$150,001 to \$250,000	3.5	10.8	+ 208.6%
\$250,001 to \$350,000	0.5	9.3	+ 1,760.0%
\$350,001 to \$500,000	—	—	—
\$500,001 to \$750,000	—	—	—
\$750,001 to \$1,000,000	—	—	—
\$1,000,001 and Above	—	—	—
All Price Ranges	4.0	10.5	+ 162.5%

By Bedroom Count	9-2024	9-2025	Change
2 Bedrooms or Less	4.1	6.3	+ 53.7%
3 Bedrooms	4.1	5.4	+ 31.7%
4 Bedrooms or More	4.2	6.2	+ 47.6%
All Bedroom Counts	4.1	5.7	+ 39.0%