

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## February 2024

Sales of new single-family homes continue to grow nationwide, rising 1.5% month-over-month and 1.8% year-over-year to a seasonally adjusted annual rate of 661,000 units, according to the latest data from the U.S. Census Bureau and the Department of Housing and Urban Development. The median sales price for new homes rose 1.8% from the previous month to \$420,700, while the average sales price was up 8.3% to \$534,300 at last measure. For the 12-month period spanning March 2023 through February 2024, Pending Sales in the Pee Dee REALTOR® Association region dropped 12.9 percent overall. The price range with the largest pending sales gain was the \$250,001 to \$350,000 range, where sales increased 2.8 percent.

The overall Median Sales Price were up 6.0 percent to \$211,990. The property type with the largest gain was the Condos segment, where prices rose 8.0 percent to \$135,000. The price range that tended to sell the quickest was the \$1,000,001 and Above range at 49 days. The price range that tended to sell the slowest was the \$750,001 to \$1,000,000 range at 135 days.

Market-wide, inventory levels improved 45.0 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale rose 184.6 percent. That amounts to 4.1 months of inventory for Single-Family Homes and 5.2 months of inventory for Condos.

## Quick Facts

**+ 2.8%**

**- 1.4%**

**- 10.2%**

Price Range with  
Strongest Sales:  
**\$250,001 to \$350,000**

Bedroom Count with  
Strongest Sales:  
**4 Bedrooms or More**

Property Type With  
Strongest Sales:  
**Single-Family Homes**

Pending Sales	<b>2</b>
Closed Sales	<b>3</b>
Days On Market Until Sale	<b>4</b>
Median Sales Price	<b>5</b>
Percent of List Price Received	<b>6</b>
Inventory of Homes for Sale	<b>7</b>
Months Supply of Inventory	<b>8</b>

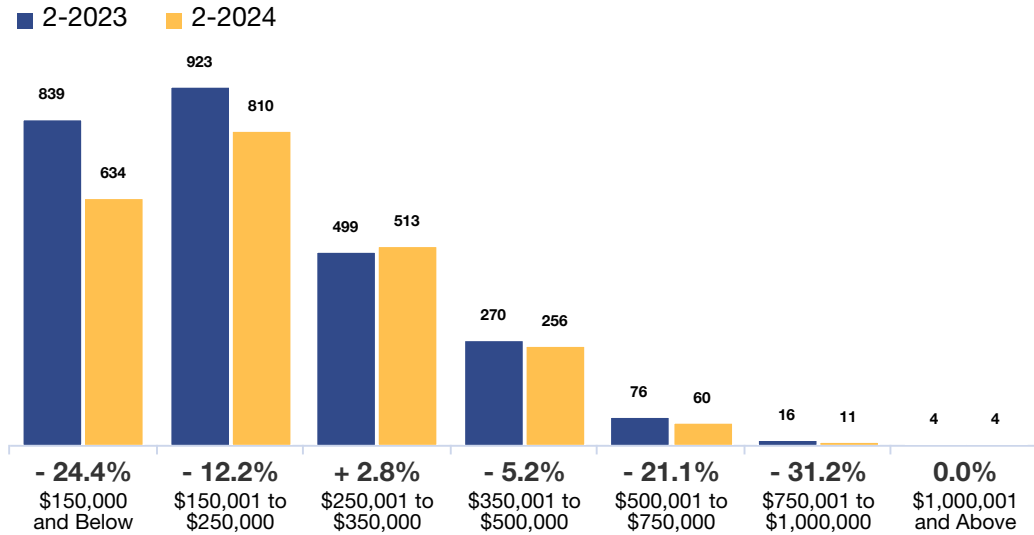


# Pending Sales

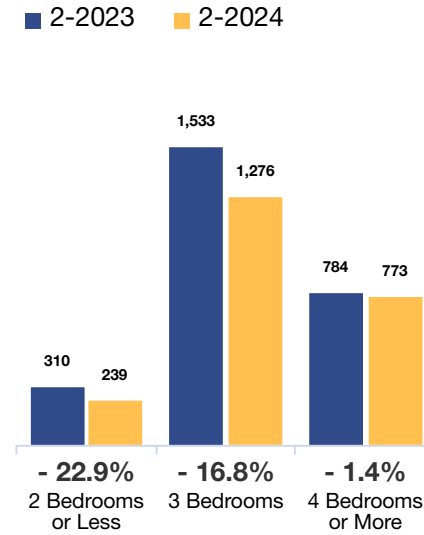


A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**

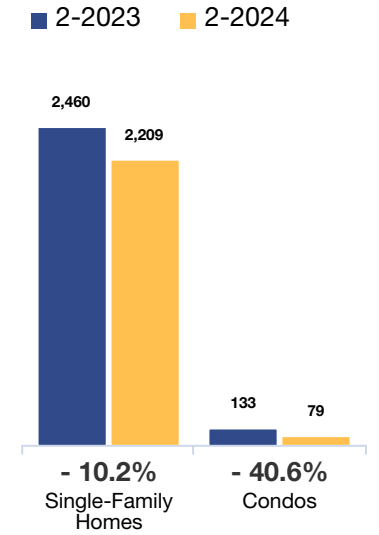
## By Price Range



## By Bedroom Count



## By Property Type



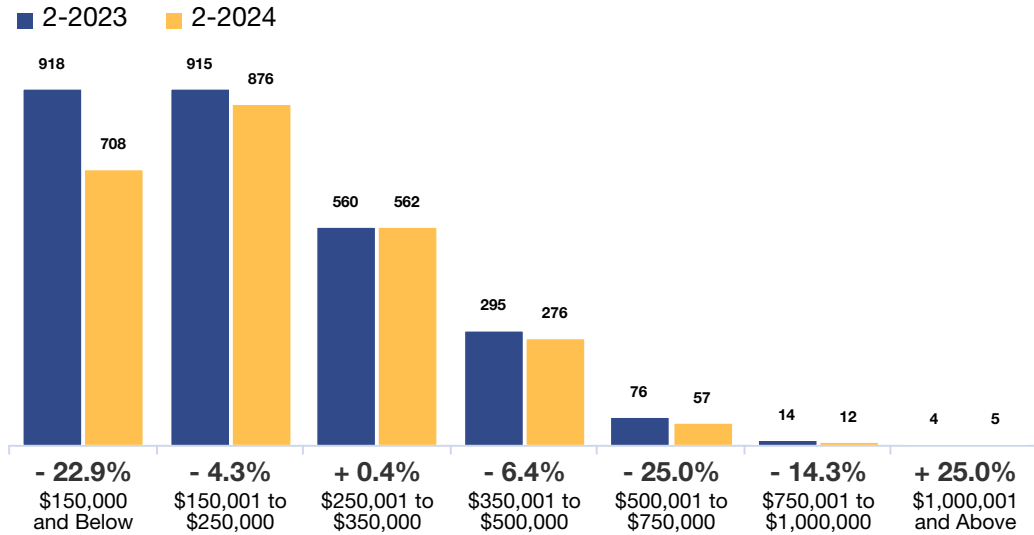
	All Properties			Single-Family Homes			Condos		
By Price Range	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
\$150,000 and Below	839	634	- 24.4%	696	575	- 17.4%	112	59	- 47.3%
\$150,001 to \$250,000	923	810	- 12.2%	903	791	- 12.4%	17	19	+ 11.8%
\$250,001 to \$350,000	499	513	+ 2.8%	497	513	+ 3.2%	2	0	- 100.0%
\$350,001 to \$500,000	270	256	- 5.2%	270	256	- 5.2%	0	0	0.0%
\$500,001 to \$750,000	76	60	- 21.1%	74	59	- 20.3%	2	1	- 50.0%
\$750,001 to \$1,000,000	16	11	- 31.2%	16	11	- 31.2%	0	0	0.0%
\$1,000,001 and Above	4	4	0.0%	4	4	0.0%	0	0	0.0%
<b>All Price Ranges</b>	<b>2,627</b>	<b>2,288</b>	<b>- 12.9%</b>	<b>2,460</b>	<b>2,209</b>	<b>- 10.2%</b>	<b>133</b>	<b>79</b>	<b>- 40.6%</b>
By Bedroom Count	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
2 Bedrooms or Less	310	239	- 22.9%	221	184	- 16.7%	89	55	- 38.2%
3 Bedrooms	1,533	1,276	- 16.8%	1,470	1,252	- 14.8%	41	24	- 41.5%
4 Bedrooms or More	784	773	- 1.4%	769	773	+ 0.5%	3	0	- 100.0%
<b>All Bedroom Counts</b>	<b>2,627</b>	<b>2,288</b>	<b>- 12.9%</b>	<b>2,460</b>	<b>2,209</b>	<b>- 10.2%</b>	<b>133</b>	<b>79</b>	<b>- 40.6%</b>

# Closed Sales

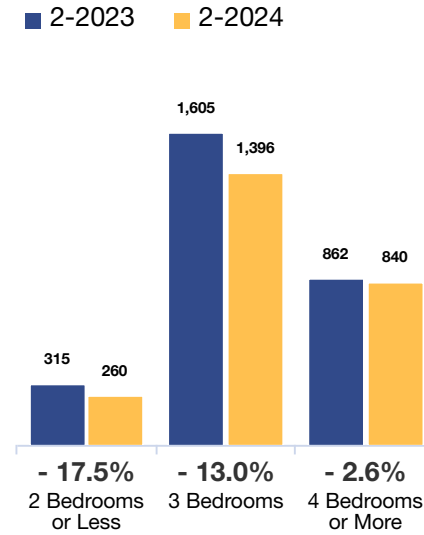


A count of the actual sales that closed. **Based on a rolling 12-month total.**

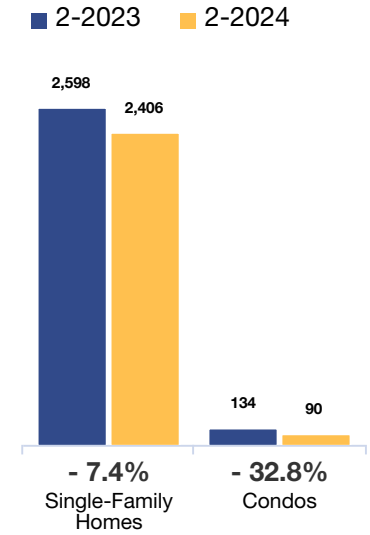
## By Price Range



## By Bedroom Count



## By Property Type



	All Properties			Single-Family Homes			Condos		
By Price Range	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
\$150,000 and Below	918	708	- 22.9%	758	642	- 15.3%	115	66	- 42.6%
\$150,001 to \$250,000	915	876	- 4.3%	895	853	- 4.7%	15	23	+ 53.3%
\$250,001 to \$350,000	560	562	+ 0.4%	558	562	+ 0.7%	2	0	- 100.0%
\$350,001 to \$500,000	295	276	- 6.4%	295	276	- 6.4%	0	0	0.0%
\$500,001 to \$750,000	76	57	- 25.0%	74	56	- 24.3%	2	1	- 50.0%
\$750,001 to \$1,000,000	14	12	- 14.3%	14	12	- 14.3%	0	0	0.0%
\$1,000,001 and Above	4	5	+ 25.0%	4	5	+ 25.0%	0	0	0.0%
<b>All Price Ranges</b>	<b>2,782</b>	<b>2,496</b>	<b>- 10.3%</b>	<b>2,598</b>	<b>2,406</b>	<b>- 7.4%</b>	<b>134</b>	<b>90</b>	<b>- 32.8%</b>
By Bedroom Count	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
2 Bedrooms or Less	315	260	- 17.5%	226	200	- 11.5%	89	60	- 32.6%
3 Bedrooms	1,605	1,396	- 13.0%	1,530	1,367	- 10.7%	43	29	- 32.6%
4 Bedrooms or More	862	840	- 2.6%	842	839	- 0.4%	2	1	- 50.0%
<b>All Bedroom Counts</b>	<b>2,782</b>	<b>2,496</b>	<b>- 10.3%</b>	<b>2,598</b>	<b>2,406</b>	<b>- 7.4%</b>	<b>134</b>	<b>90</b>	<b>- 32.8%</b>

# Days On Market Until Sale

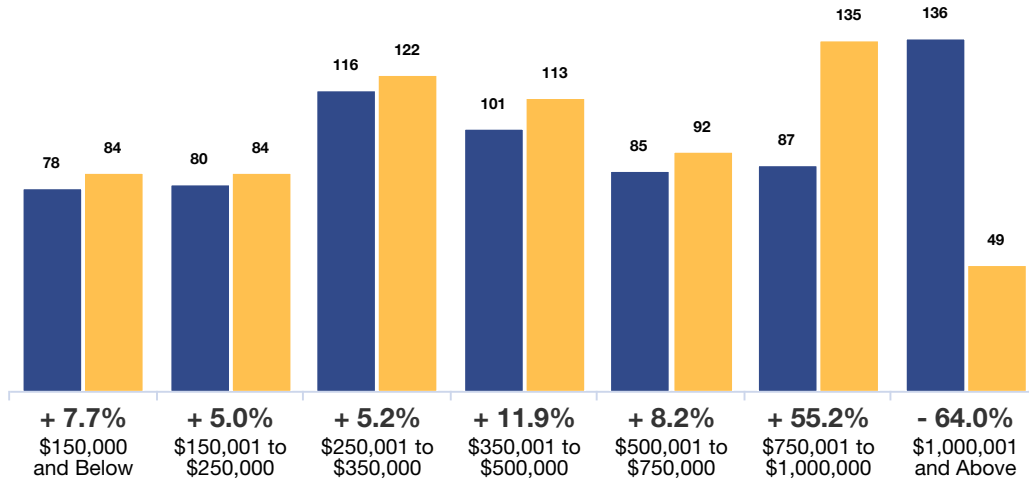


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

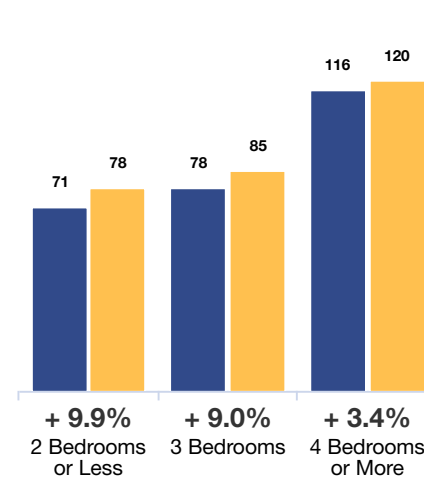
## By Price Range

■ 2-2023 ■ 2-2024



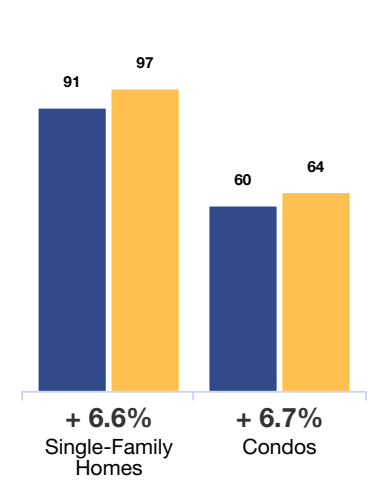
## By Bedroom Count

■ 2-2023 ■ 2-2024



## By Property Type

■ 2-2023 ■ 2-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
\$150,000 and Below	78	84	+ 7.7%	81	87	+ 7.4%	58	55	- 5.2%
\$150,001 to \$250,000	80	84	+ 5.0%	80	83	+ 3.8%	75	95	+ 26.7%
\$250,001 to \$350,000	116	122	+ 5.2%	116	122	+ 5.2%	31	--	--
\$350,001 to \$500,000	101	113	+ 11.9%	101	113	+ 11.9%	--	--	--
\$500,001 to \$750,000	85	92	+ 8.2%	86	94	+ 9.3%	69	0	- 100.0%
\$750,001 to \$1,000,000	87	135	+ 55.2%	87	135	+ 55.2%	--	--	--
\$1,000,001 and Above	136	49	- 64.0%	136	49	- 64.0%	--	--	--
<b>All Price Ranges</b>	<b>89</b>	<b>96</b>	<b>+ 7.9%</b>	<b>91</b>	<b>97</b>	<b>+ 6.6%</b>	<b>60</b>	<b>64</b>	<b>+ 6.7%</b>
By Bedroom Count	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
2 Bedrooms or Less	71	78	+ 9.9%	77	83	+ 7.8%	56	64	+ 14.3%
3 Bedrooms	78	85	+ 9.0%	78	85	+ 9.0%	67	61	- 9.0%
4 Bedrooms or More	116	120	+ 3.4%	117	120	+ 2.6%	80	152	+ 90.0%
<b>All Bedroom Counts</b>	<b>89</b>	<b>96</b>	<b>+ 7.9%</b>	<b>91</b>	<b>97</b>	<b>+ 6.6%</b>	<b>60</b>	<b>64</b>	<b>+ 6.7%</b>

# Median Sales Price



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

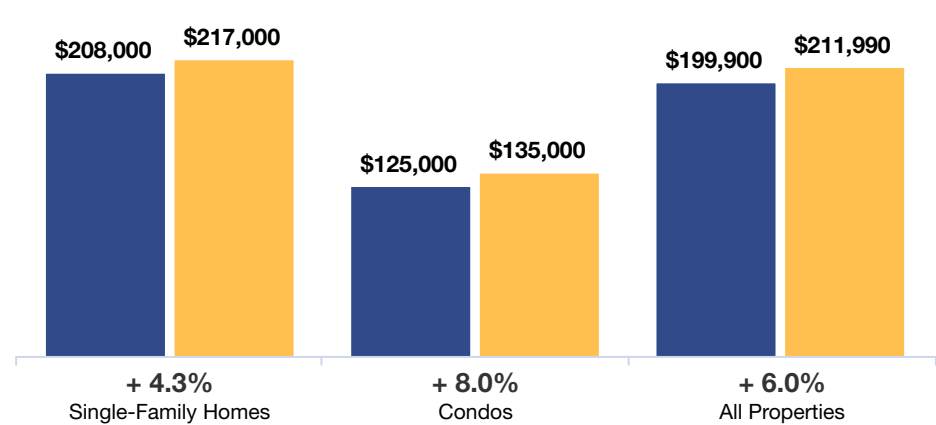
## By Bedroom Count

■ 2-2023 ■ 2-2024



## By Property Type

■ 2-2023 ■ 2-2024



### All Properties

#### By Bedroom Count

	2-2023	2-2024	Change
2 Bedrooms or Less	\$111,500	\$125,000	+ 12.1%
3 Bedrooms	\$180,000	\$190,000	+ 5.6%
4 Bedrooms or More	\$310,000	\$301,500	- 2.7%
<b>All Bedroom Counts</b>	<b>\$199,900</b>	<b>\$211,990</b>	<b>+ 6.0%</b>

### Single-Family Homes

	2-2023	2-2024	Change
Single-Family Homes	\$110,000	\$112,000	+ 1.8%
Single-Family Homes	\$184,900	\$191,000	+ 3.3%
Single-Family Homes	\$312,024	\$302,000	- 3.2%
<b>All Single-Family Homes</b>	<b>\$208,000</b>	<b>\$217,000</b>	<b>+ 4.3%</b>

### Condos

	2-2023	2-2024	Change
Condos	\$119,900	\$130,000	+ 8.4%
Condos	\$132,000	\$147,000	+ 11.4%
Condos	\$379,450	\$140,000	- 63.1%
<b>All Condos</b>	<b>\$125,000</b>	<b>\$135,000</b>	<b>+ 8.0%</b>

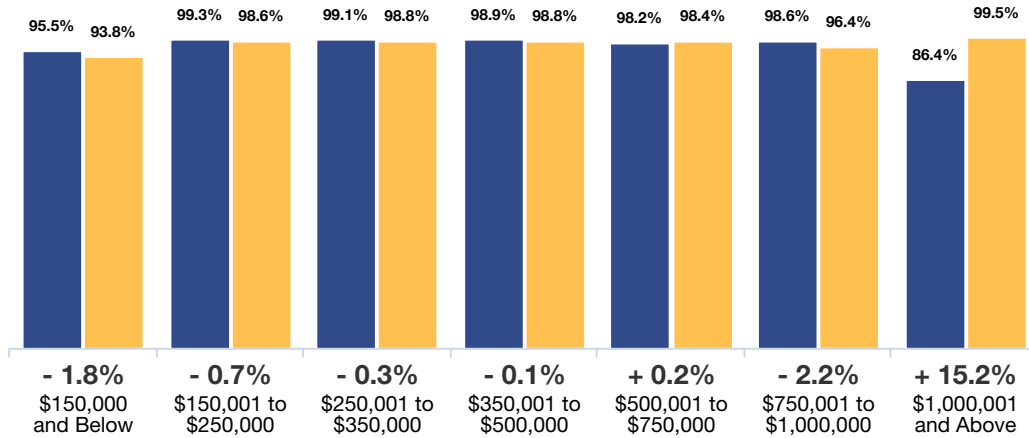
# Percent of List Price Received



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.**

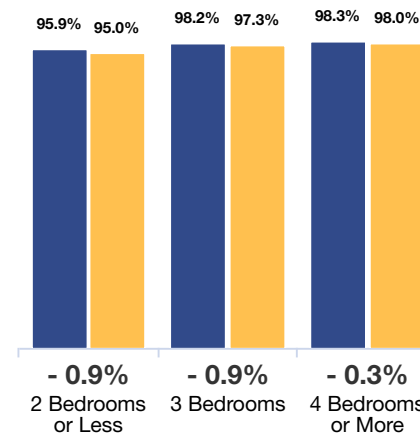
## By Price Range

■ 2-2023 ■ 2-2024



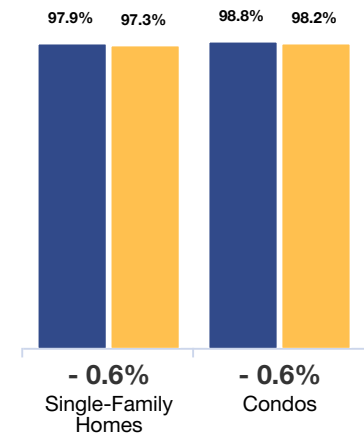
## By Bedroom Count

■ 2-2023 ■ 2-2024



## By Property Type

■ 2-2023 ■ 2-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
\$150,000 and Below	95.5%	93.8%	- 1.8%	95.0%	93.4%	- 1.7%	98.8%	97.6%	- 1.2%
\$150,001 to \$250,000	99.3%	98.6%	- 0.7%	99.3%	98.6%	- 0.7%	99.2%	100.0%	+ 0.8%
\$250,001 to \$350,000	99.1%	98.8%	- 0.3%	99.1%	98.8%	- 0.3%	99.8%	--	--
\$350,001 to \$500,000	98.9%	98.8%	- 0.1%	98.9%	98.8%	- 0.1%	--	--	--
\$500,001 to \$750,000	98.2%	98.4%	+ 0.2%	98.3%	98.4%	+ 0.1%	97.1%	100.0%	+ 3.0%
\$750,001 to \$1,000,000	98.6%	96.4%	- 2.2%	98.6%	96.4%	- 2.2%	--	--	--
\$1,000,001 and Above	86.4%	99.5%	+ 15.2%	86.4%	99.5%	+ 15.2%	--	--	--
<b>All Price Ranges</b>	<b>97.9%</b>	<b>97.3%</b>	<b>- 0.6%</b>	<b>97.9%</b>	<b>97.3%</b>	<b>- 0.6%</b>	<b>98.8%</b>	<b>98.2%</b>	<b>- 0.6%</b>
By Bedroom Count	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
2 Bedrooms or Less	95.9%	95.0%	- 0.9%	94.7%	94.1%	- 0.6%	99.1%	98.1%	- 1.0%
3 Bedrooms	98.2%	97.3%	- 0.9%	98.2%	97.3%	- 0.9%	98.4%	98.5%	+ 0.1%
4 Bedrooms or More	98.3%	98.0%	- 0.3%	98.3%	98.0%	- 0.3%	97.7%	96.6%	- 1.1%
<b>All Bedroom Counts</b>	<b>97.9%</b>	<b>97.3%</b>	<b>- 0.6%</b>	<b>97.9%</b>	<b>97.3%</b>	<b>- 0.6%</b>	<b>98.8%</b>	<b>98.2%</b>	<b>- 0.6%</b>

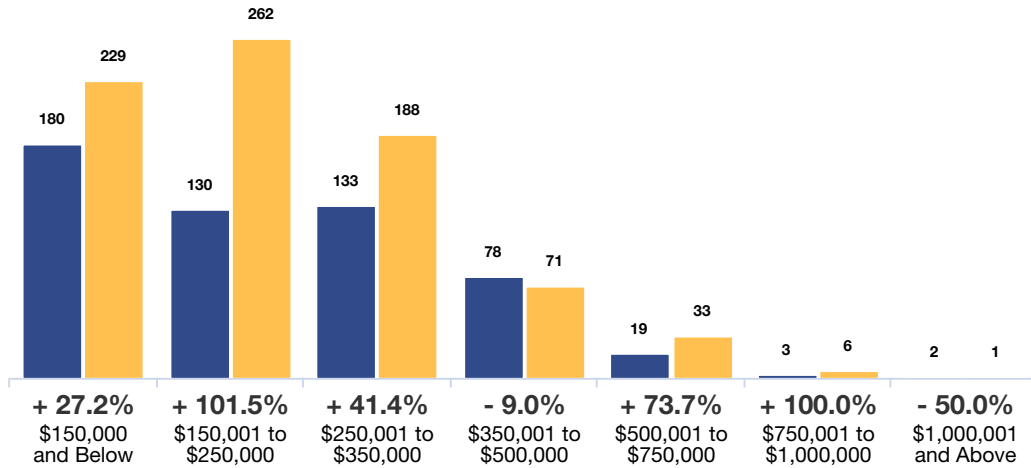
# Inventory of Homes for Sale



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

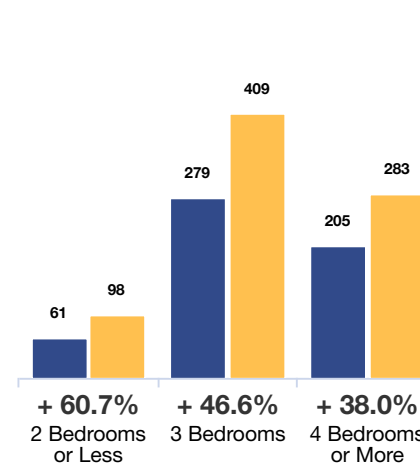
## By Price Range

■ 2-2023 ■ 2-2024



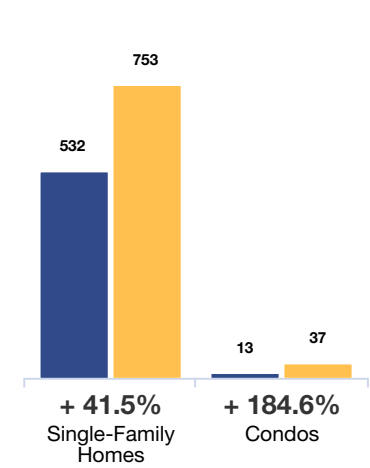
## By Bedroom Count

■ 2-2023 ■ 2-2024



## By Property Type

■ 2-2023 ■ 2-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
\$150,000 and Below	180	229	+ 27.2%	174	202	+ 16.1%	6	27	+ 350.0%
\$150,001 to \$250,000	130	262	+ 101.5%	124	253	+ 104.0%	6	9	+ 50.0%
\$250,001 to \$350,000	133	188	+ 41.4%	132	187	+ 41.7%	1	1	0.0%
\$350,001 to \$500,000	78	71	- 9.0%	78	71	- 9.0%	0	0	0.0%
\$500,001 to \$750,000	19	33	+ 73.7%	19	33	+ 73.7%	0	0	0.0%
\$750,001 to \$1,000,000	3	6	+ 100.0%	3	6	+ 100.0%	0	0	0.0%
\$1,000,001 and Above	2	1	- 50.0%	2	1	- 50.0%	0	0	0.0%
<b>All Price Ranges</b>	<b>545</b>	<b>790</b>	<b>+ 45.0%</b>	<b>532</b>	<b>753</b>	<b>+ 41.5%</b>	<b>13</b>	<b>37</b>	<b>+ 184.6%</b>
By Bedroom Count	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
2 Bedrooms or Less	61	98	+ 60.7%	51	70	+ 37.3%	10	28	+ 180.0%
3 Bedrooms	279	409	+ 46.6%	277	401	+ 44.8%	2	8	+ 300.0%
4 Bedrooms or More	205	283	+ 38.0%	204	282	+ 38.2%	1	1	0.0%
<b>All Bedroom Counts</b>	<b>545</b>	<b>790</b>	<b>+ 45.0%</b>	<b>532</b>	<b>753</b>	<b>+ 41.5%</b>	<b>13</b>	<b>37</b>	<b>+ 184.6%</b>

# Months Supply of Inventory

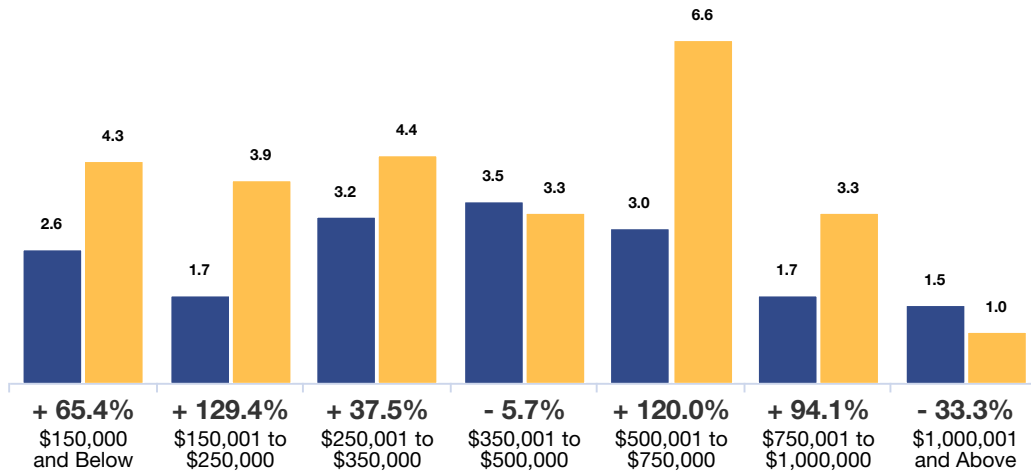


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

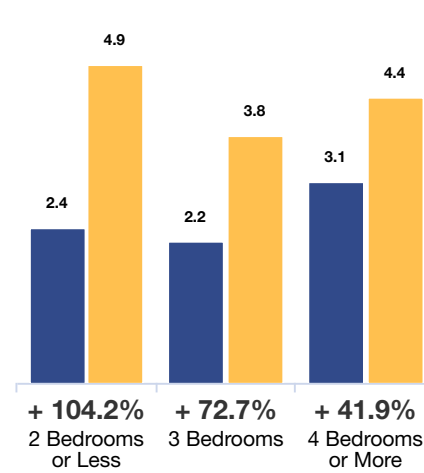
## By Price Range

■ 2-2023 ■ 2-2024



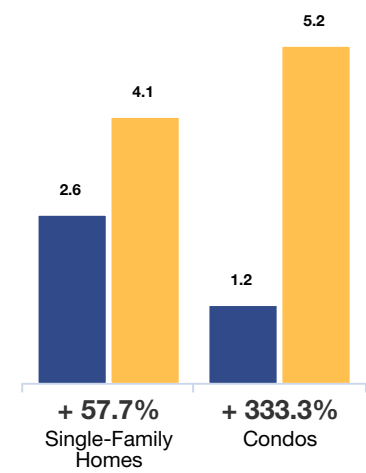
## By Bedroom Count

■ 2-2023 ■ 2-2024



## By Property Type

■ 2-2023 ■ 2-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
\$150,000 and Below	2.6	4.3	+ 65.4%	3.0	4.2	+ 40.0%	0.6	5.0	+ 733.3%
\$150,001 to \$250,000	1.7	3.9	+ 129.4%	1.6	3.8	+ 137.5%	3.5	3.8	+ 8.6%
\$250,001 to \$350,000	3.2	4.4	+ 37.5%	3.2	4.4	+ 37.5%	1.0	--	--
\$350,001 to \$500,000	3.5	3.3	- 5.7%	3.5	3.3	- 5.7%	--	--	--
\$500,001 to \$750,000	3.0	6.6	+ 120.0%	3.1	6.7	+ 116.1%	--	--	--
\$750,001 to \$1,000,000	1.7	3.3	+ 94.1%	1.7	3.3	+ 94.1%	--	--	--
\$1,000,001 and Above	1.5	1.0	- 33.3%	1.5	1.0	- 33.3%	--	--	--
<b>All Price Ranges</b>	<b>2.5</b>	<b>4.1</b>	<b>+ 64.0%</b>	<b>2.6</b>	<b>4.1</b>	<b>+ 57.7%</b>	<b>1.2</b>	<b>5.2</b>	<b>+ 333.3%</b>
By Bedroom Count	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
2 Bedrooms or Less	2.4	4.9	+ 104.2%	2.8	4.6	+ 64.3%	1.3	5.1	+ 292.3%
3 Bedrooms	2.2	3.8	+ 72.7%	2.3	3.8	+ 65.2%	0.6	3.3	+ 450.0%
4 Bedrooms or More	3.1	4.4	+ 41.9%	3.2	4.4	+ 37.5%	1.0	--	--
<b>All Bedroom Counts</b>	<b>2.5</b>	<b>4.1</b>	<b>+ 64.0%</b>	<b>2.6</b>	<b>4.1</b>	<b>+ 57.7%</b>	<b>1.2</b>	<b>5.2</b>	<b>+ 333.3%</b>