

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



December 2020

December is normally one of the slowest months of the year but strong buyer demand across most segments of the market continue to drive a healthy sales pace, while listing inventory continues to remain low overall. For the 12-month period spanning January 2020 through December 2020, Pending Sales in the Pee Dee region were up 1.9 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 37.4 percent.

The overall Median Sales Price was up 13.6 percent to \$160,200. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 13.3 percent to \$170,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 102 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 145 days.

Market-wide, inventory levels were down 21.7 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 20.2 percent. That amounts to 3.5 months supply for Single-Family homes and 3.1 months supply for Condos.

Quick Facts

+ 37.4%

+ 15.6%

+ 2.8%

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

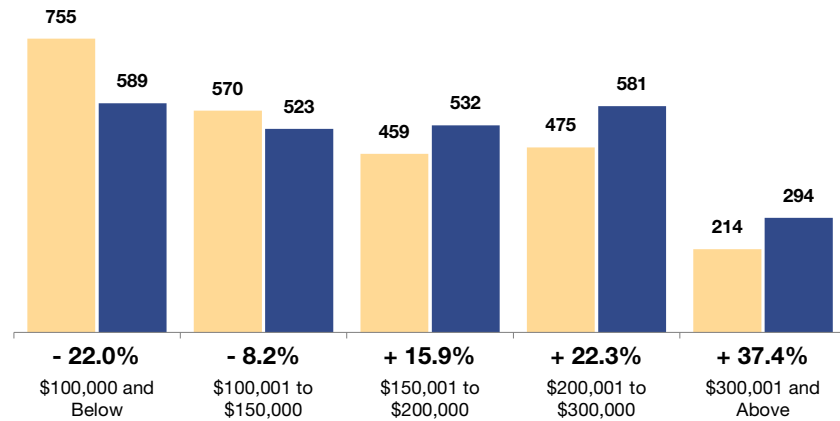
Pending Sales

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



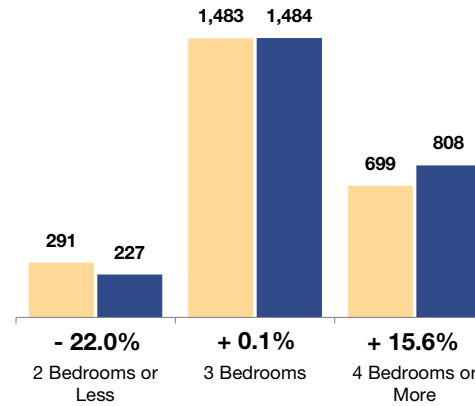
By Price Range

12-2019 12-2020



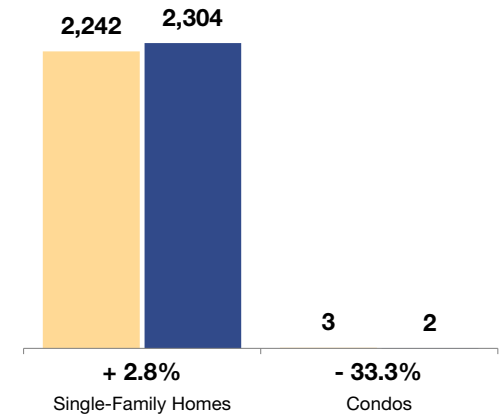
By Bedroom Count

12-2019 12-2020



By Property Type

12-2019 12-2020



All Properties

By Price Range

	12-2019	12-2020	Change
\$100,000 and Below	755	589	- 22.0%
\$100,001 to \$150,000	570	523	- 8.2%
\$150,001 to \$200,000	459	532	+ 15.9%
\$200,001 to \$300,000	475	581	+ 22.3%
\$300,001 and Above	214	294	+ 37.4%
All Price Ranges	2,473	2,519	+ 1.9%

Single-Family Homes

	12-2019	12-2020	Change	12-2019	12-2020	Change
	586	438	- 25.3%	2	2	0.0%
	518	474	- 8.5%	1	0	- 100.0%
	452	521	+ 15.3%	0	0	--
	472	579	+ 22.7%	0	0	--
	214	292	+ 36.4%	0	0	--
All Single-Family Homes	2,242	2,304	+ 2.8%	3	2	- 33.3%

Condos

By Bedroom Count

	12-2019	12-2020	Change
2 Bedrooms or Less	291	227	- 22.0%
3 Bedrooms	1,483	1,484	+ 0.1%
4 Bedrooms or More	699	808	+ 15.6%
All Bedroom Counts	2,473	2,519	+ 1.9%

	12-2019	12-2020	Change	12-2019	12-2020	Change
	208	147	- 29.3%	2	1	- 50.0%
	1,369	1,379	+ 0.7%	1	1	0.0%
	665	778	+ 17.0%	0	0	--
All Single-Family Homes	2,242	2,304	+ 2.8%	3	2	- 33.3%

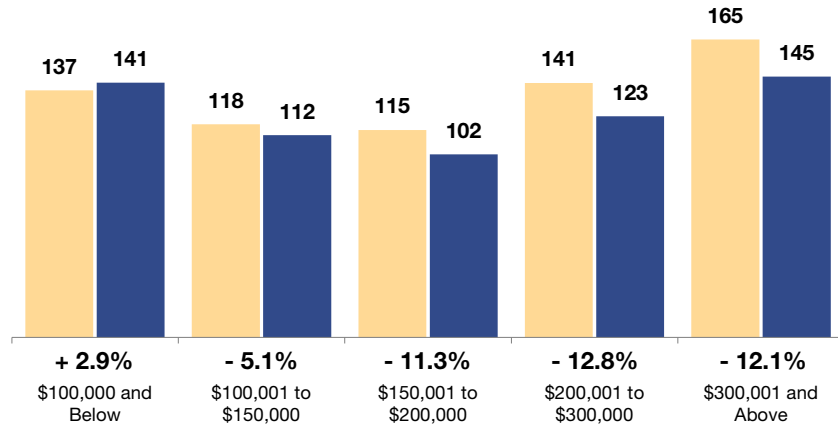
Days on Market Until Sale

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



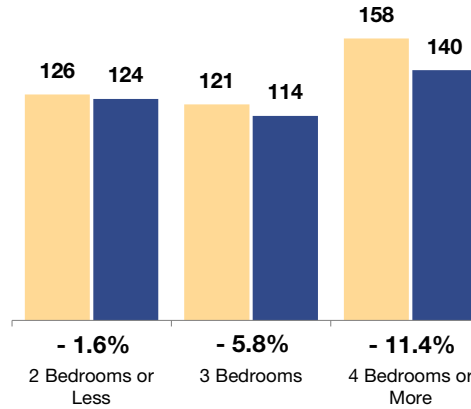
By Price Range

12-2019 12-2020



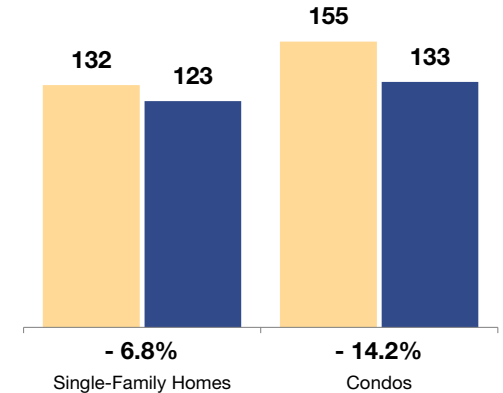
By Bedroom Count

12-2019 12-2020



By Property Type

12-2019 12-2020



All Properties

By Price Range

	12-2019	12-2020	Change
\$100,000 and Below	137	141	+ 2.9%
\$100,001 to \$150,000	118	112	- 5.1%
\$150,001 to \$200,000	115	102	- 11.3%
\$200,001 to \$300,000	141	123	- 12.8%
\$300,001 and Above	165	145	- 12.1%
All Price Ranges	132	123	- 6.8%

Single-Family Homes

	12-2019	12-2020	Change
\$100,000 and Below	137	142	+ 3.6%
\$100,001 to \$150,000	117	114	- 2.6%
\$150,001 to \$200,000	115	101	- 12.2%
\$200,001 to \$300,000	141	123	- 12.8%
\$300,001 and Above	165	145	- 12.1%
All Price Ranges	132	123	- 6.8%

Condos

	12-2019	12-2020	Change
\$100,000 and Below	238	121	- 49.2%
\$100,001 to \$150,000	73	205	+ 180.8%
\$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	155	133	- 14.2%

By Bedroom Count

	12-2019	12-2020	Change
2 Bedrooms or Less	126	124	- 1.6%
3 Bedrooms	121	114	- 5.8%
4 Bedrooms or More	158	140	- 11.4%
All Bedroom Counts	132	123	- 6.8%

	12-2019	12-2020	Change
2 Bedrooms or Less	130	131	+ 0.8%
3 Bedrooms	119	113	- 5.0%
4 Bedrooms or More	158	139	- 12.0%
All Bedroom Counts	132	123	- 6.8%

	12-2019	12-2020	Change
2 Bedrooms or Less	61	88	+ 44.3%
3 Bedrooms	250	193	- 22.8%
4 Bedrooms or More	0	0	0.0%
All Bedroom Counts	155	133	- 14.2%

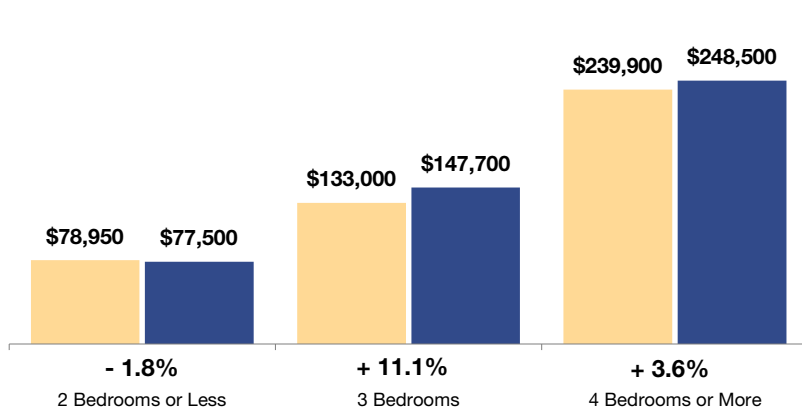
Median Sales Price

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



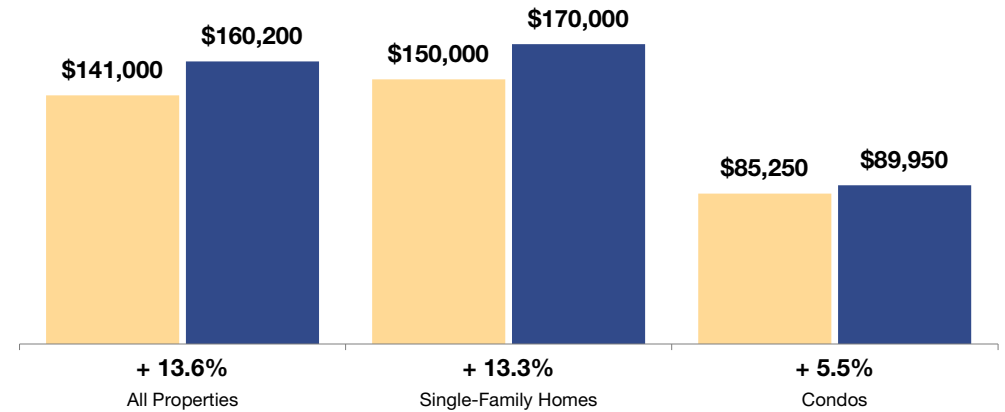
By Bedroom Count

12-2019 12-2020



By Property Type

12-2019 12-2020



All Properties

By Bedroom Count

	12-2019	12-2020	Change
2 Bedrooms or Less	\$78,950	\$77,500	- 1.8%
3 Bedrooms	\$133,000	\$147,700	+ 11.1%
4 Bedrooms or More	\$239,900	\$248,500	+ 3.6%
All Bedroom Counts	\$141,000	\$160,200	+ 13.6%

Single-Family Homes

	12-2019	12-2020	Change	12-2019	12-2020	Change
	\$78,500	\$71,000	- 9.6%	\$81,500	\$82,900	+ 1.7%
	\$137,500	\$150,550	+ 9.5%	\$96,000	\$98,700	+ 2.8%
	\$248,000	\$250,000	+ 0.8%	\$0	\$0	--
All Single-Family Homes	\$150,000	\$170,000	+ 13.3%	\$85,250	\$89,950	+ 5.5%

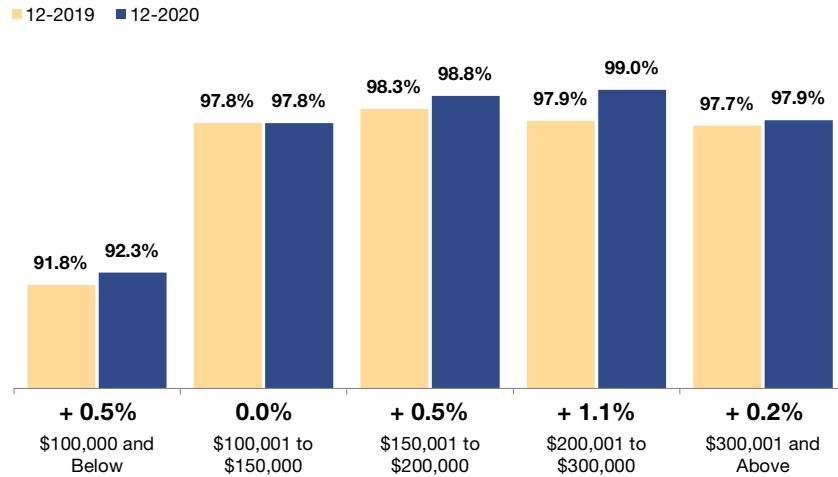
Condos

Percent of List Price Received

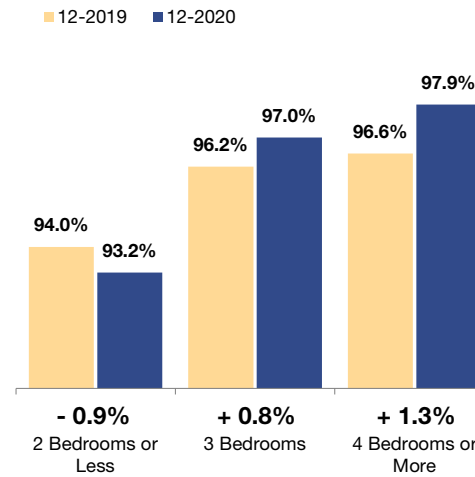
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



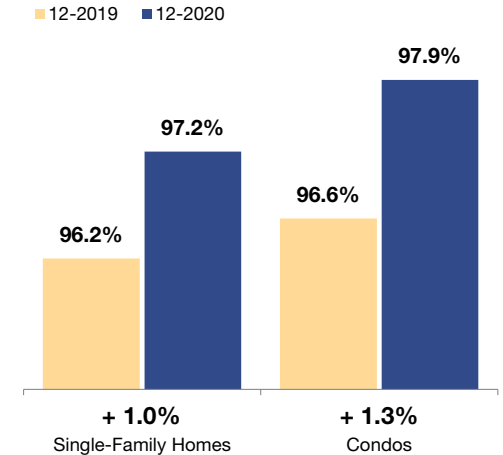
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	12-2019	12-2020	Change
\$100,000 and Below	91.8%	92.3%	+ 0.5%
\$100,001 to \$150,000	97.8%	97.8%	0.0%
\$150,001 to \$200,000	98.3%	98.8%	+ 0.5%
\$200,001 to \$300,000	97.9%	99.0%	+ 1.1%
\$300,001 and Above	97.7%	97.9%	+ 0.2%
All Price Ranges	96.0%	97.0%	+ 1.0%

Single-Family Homes

12-2019	12-2020	Change
91.3%	92.1%	+ 0.9%
97.8%	97.8%	0.0%
98.3%	98.8%	+ 0.5%
97.9%	99.1%	+ 1.2%
97.7%	97.9%	+ 0.2%
96.2%	97.2%	+ 1.0%

Condos

12-2019	12-2020	Change
93.2%	97.5%	+ 4.6%
100.0%	100.0%	0.0%
0.0%	0.0%	--
0.0%	0.0%	--
0.0%	0.0%	--
96.6%	97.9%	+ 1.3%

By Bedroom Count

12-2019	12-2020	Change
94.0%	93.2%	- 0.9%
96.2%	97.0%	+ 0.8%
96.6%	97.9%	+ 1.3%
96.0%	97.0%	+ 1.0%

12-2019	12-2020	Change
93.3%	92.0%	- 1.4%
96.4%	97.3%	+ 0.9%
96.7%	98.1%	+ 1.4%
96.2%	97.2%	+ 1.0%

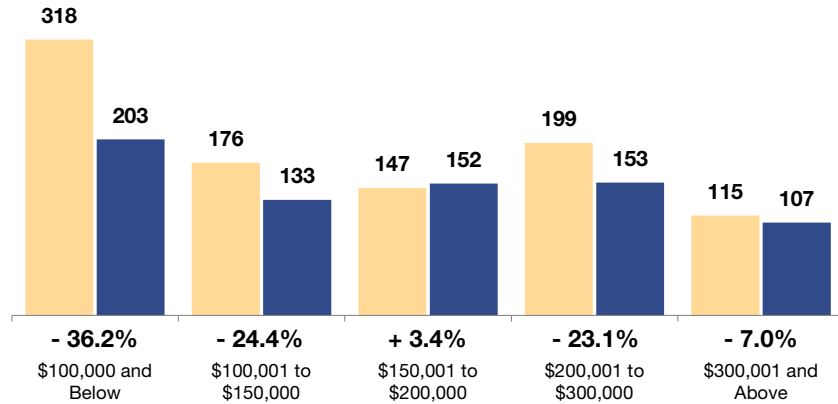
Inventory of Homes for Sale

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



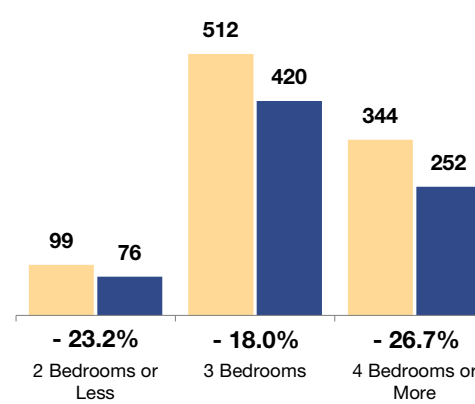
By Price Range

12-2019 12-2020



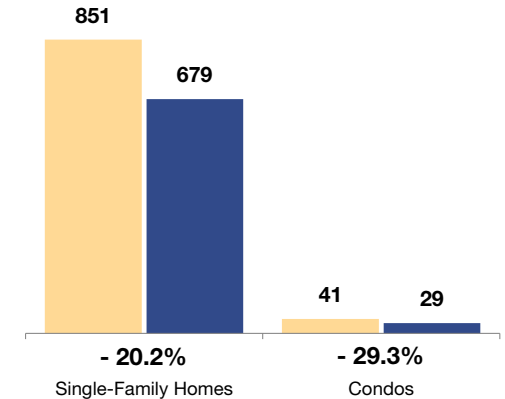
By Bedroom Count

12-2019 12-2020



By Property Type

12-2019 12-2020



All Properties

By Price Range

	12-2019	12-2020	Change
\$100,000 and Below	318	203	- 36.2%
\$100,001 to \$150,000	176	133	- 24.4%
\$150,001 to \$200,000	147	152	+ 3.4%
\$200,001 to \$300,000	199	153	- 23.1%
\$300,001 and Above	115	107	- 7.0%
All Price Ranges	955	748	- 21.7%

Single-Family Homes

	12-2019	12-2020	Change
2 Bedrooms or Less	239	156	- 34.7%
3 Bedrooms	157	115	- 26.8%
4 Bedrooms or More	143	150	+ 4.9%
	198	152	- 23.2%
	114	106	- 7.0%
All Single-Family Homes	851	679	- 20.2%

Condos

	12-2019	12-2020	Change
	32	14	- 56.3%
	8	13	+ 62.5%
	1	0	- 100.0%
	0	1	--
	0	1	--
All Condos	41	29	- 29.3%

By Bedroom Count

	12-2019	12-2020	Change
2 Bedrooms or Less	99	76	- 23.2%
3 Bedrooms	512	420	- 18.0%
4 Bedrooms or More	344	252	- 26.7%
All Bedroom Counts	955	748	- 21.7%

	12-2019	12-2020	Change
2 Bedrooms or Less	68	61	- 10.3%
3 Bedrooms	457	380	- 16.8%
4 Bedrooms or More	326	238	- 27.0%
All Single-Family Homes	851	679	- 20.2%

	12-2019	12-2020	Change
	29	12	- 58.6%
	11	14	+ 27.3%
	1	3	+ 200.0%
All Condos	41	29	- 29.3%

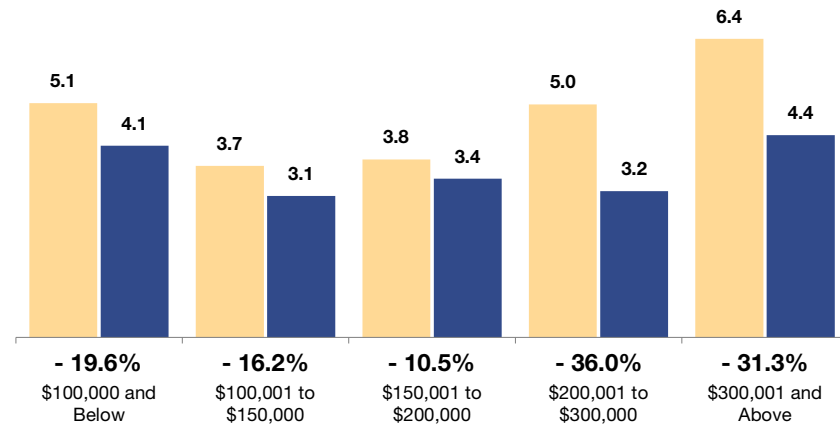
Months Supply of Inventory

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.**



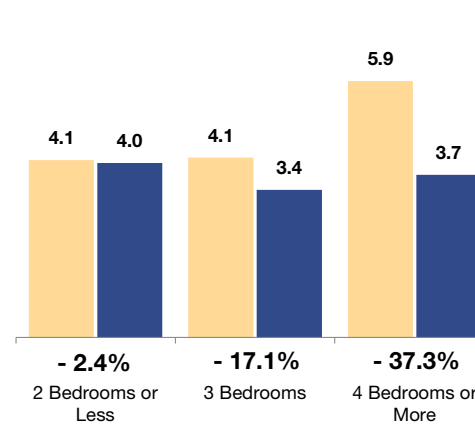
By Price Range

12-2019 12-2020



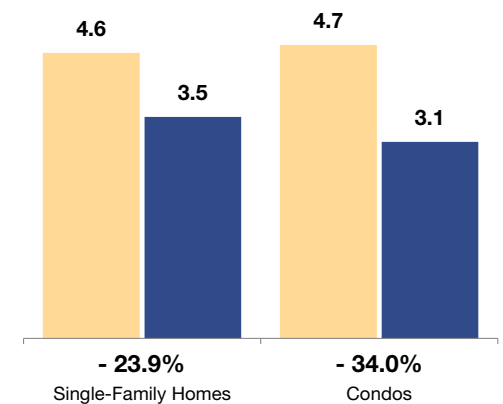
By Bedroom Count

12-2019 12-2020



By Property Type

12-2019 12-2020



All Properties

By Price Range

	12-2019	12-2020	Change
\$100,000 and Below	5.1	4.1	- 19.6%
\$100,001 to \$150,000	3.7	3.1	- 16.2%
\$150,001 to \$200,000	3.8	3.4	- 10.5%
\$200,001 to \$300,000	5.0	3.2	- 36.0%
\$300,001 and Above	6.4	4.4	- 31.3%
All Price Ranges	4.6	3.6	- 21.7%

Single-Family Homes

	12-2019	12-2020	Change	12-2019	12-2020	Change
	4.9	4.3	- 12.2%	5.8	2.6	- 55.2%
	3.6	2.9	- 19.4%	2.4	3.9	+ 62.5%
	3.8	3.5	- 7.9%	0.0	0.0	--
	5.0	3.2	- 36.0%	0.0	--	--
	6.4	4.4	- 31.3%	0.0	1.0	--
All Single-Family Homes	4.6	3.5	- 23.9%	4.7	3.1	- 34.0%

Condos

By Bedroom Count

	12-2019	12-2020	Change
2 Bedrooms or Less	4.1	4.0	- 2.4%
3 Bedrooms	4.1	3.4	- 17.1%
4 Bedrooms or More	5.9	3.7	- 37.3%
All Bedroom Counts	4.6	3.6	- 21.7%

	12-2019	12-2020	Change	12-2019	12-2020	Change
	3.9	5.0	+ 28.2%	4.6	2.0	- 56.5%
	4.0	3.3	- 17.5%	3.7	3.9	+ 5.4%
	5.9	3.7	- 37.3%	0.0	--	--
All Condos	4.6	3.5	- 23.9%	4.7	3.1	- 34.0%