

# Monthly Indicators



## December 2024

U.S. existing-home sales improved for the second consecutive month, rising 4.8% to a seasonally adjusted annual rate of 4.15 million units, an eight-month high, according to the National Association of REALTORS® (NAR). Sales were up 6.1% compared to the same time last year, marking the largest year-over-year increase since June 2021. Economists had forecast existing-home sales would come in at an annual rate of 4.07 million units for the month.

New Listings remained flat at 173. Pending Sales decreased 58.3 percent to 65. Inventory grew 65.8 percent to 980 units.

Prices moved higher as Median Sales Price was up 17.6 percent to \$234,650. Days on Market decreased 27.4 percent to 69 days. Months Supply of Inventory was up 78.6 percent to 5.0 months.

Total housing inventory stood at 1.33 million units heading into December, a 2.9% decrease from the previous month but a 17.7% increase year-over-year, for a 3.8-month supply at the current sales pace. Inventory remains below the 5 – 6 months' supply of a balanced market, and the limited number of homes for sale continues to put upward pressure on sales prices nationwide, with NAR reporting a median existing-home price of \$406,100, a 4.7% increase from one year earlier.

## Quick Facts

**+ 30.9%**      **+ 17.6%**      **+ 78.6%**

One-Year Change in  
Closed Sales

One-Year Change in  
Median Sales Price

One-Year Change in  
Months Supply

A research tool provided by the Pee Dee REALTOR® Association. Percent changes are calculated using rounded figures.

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# Market Overview

Key market metrics for the current month and year-to-date figures.



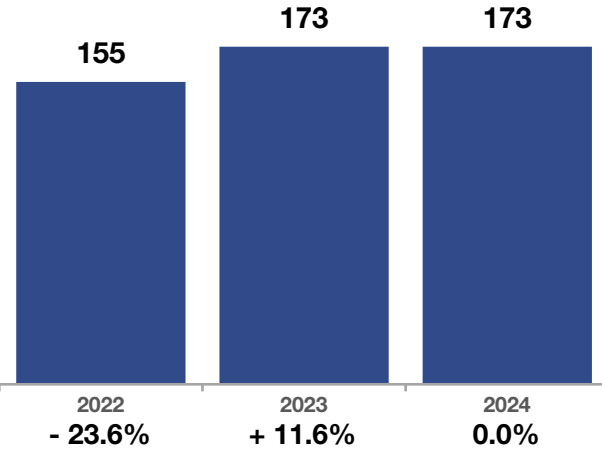
Key Metrics	Historical Sparkbars			12-2023	12-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
	12-2022	12-2023	12-2024						
New Listings				173	<b>173</b>	0.0%	2,980	<b>3,423</b>	+ 14.9%
Pending Sales				156	<b>65</b>	- 58.3%	2,491	<b>2,364</b>	- 5.1%
Closed Sales				162	<b>212</b>	+ 30.9%	2,503	<b>2,491</b>	- 0.5%
Days on Market				95	<b>69</b>	- 27.4%	98	<b>61</b>	- 37.8%
Median Sales Price				\$199,450	<b>\$234,650</b>	+ 17.6%	\$209,900	<b>\$222,250</b>	+ 5.9%
Average Sales Price				\$214,298	<b>\$256,251</b>	+ 19.6%	\$228,102	<b>\$243,470</b>	+ 6.7%
Pct. of List Price Received				95.8%	<b>96.9%</b>	+ 1.1%	97.2%	<b>97.3%</b>	+ 0.1%
Housing Affordability Index				135	<b>113</b>	- 16.3%	129	<b>119</b>	- 7.8%
Inventory of Homes for Sale				591	<b>980</b>	+ 65.8%	--	<b>--</b>	--
Months Supply of Inventory				2.8	<b>5.0</b>	+ 78.6%	--	<b>--</b>	--

# New Listings

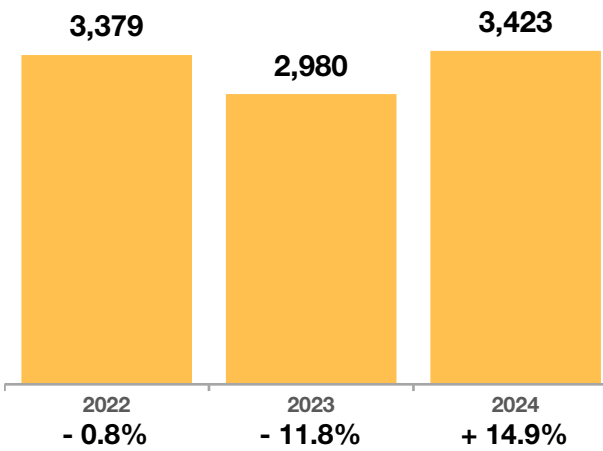
A count of the properties that have been newly listed on the market in a given month.



## December

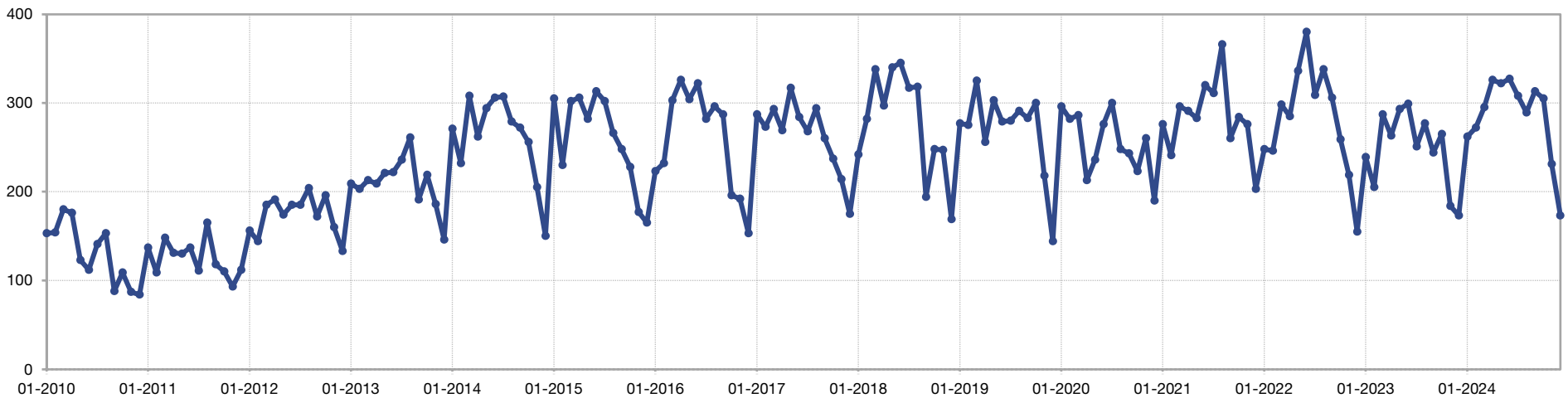


## Year to Date



	New Listings	Prior Year	Percent Change
January 2024	262	239	+9.6%
February 2024	272	205	+32.7%
March 2024	295	287	+2.8%
April 2024	326	263	+24.0%
May 2024	322	293	+9.9%
June 2024	327	299	+9.4%
July 2024	308	251	+22.7%
August 2024	289	277	+4.3%
September 2024	313	244	+28.3%
October 2024	305	265	+15.1%
November 2024	231	184	+25.5%
<b>December 2024</b>	<b>173</b>	<b>173</b>	<b>0.0%</b>
12-Month Avg	285	248	+14.9%

## Historical New Listings by Month

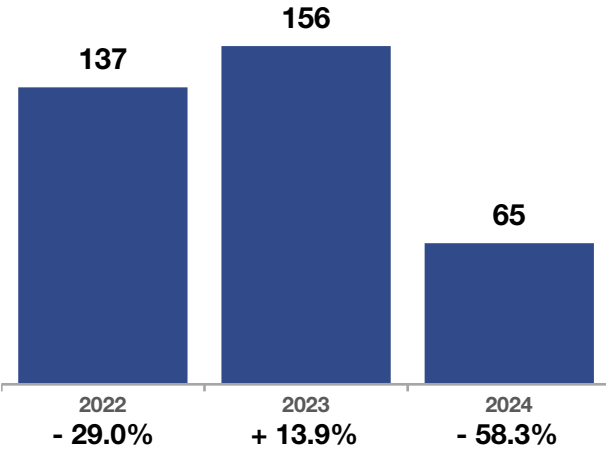


# Pending Sales

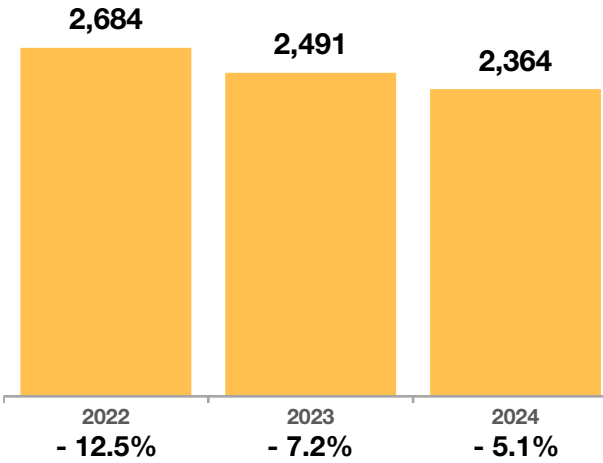
A count of the properties on which offers have been accepted in a given month.



## December

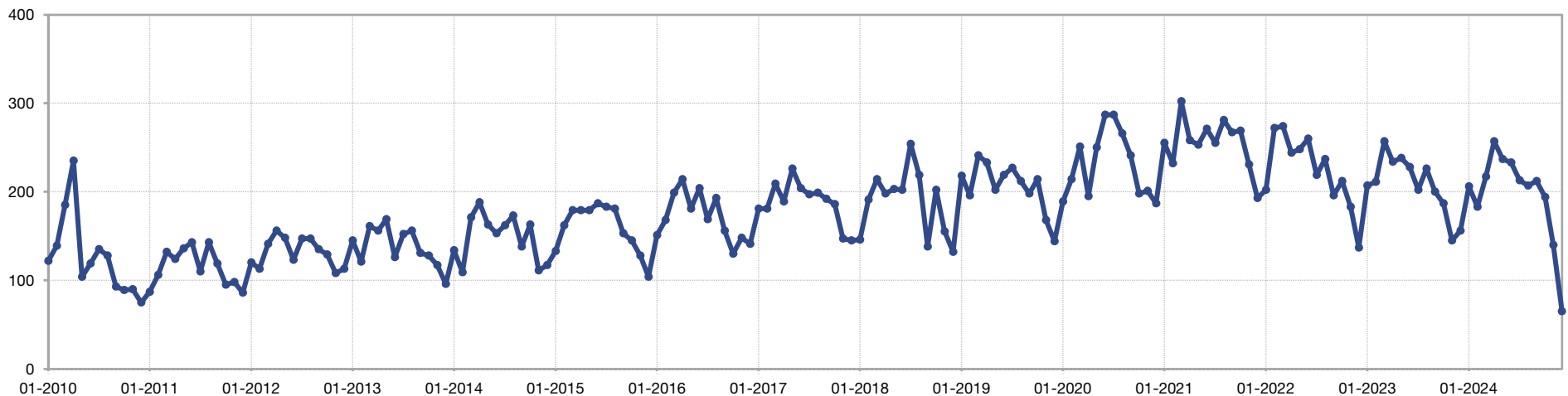


## Year to Date



	Pending Sales	Prior Year	Percent Change
January 2024	206	207	-0.5%
February 2024	183	211	-13.3%
March 2024	217	257	-15.6%
April 2024	257	234	+9.8%
May 2024	237	238	-0.4%
June 2024	233	228	+2.2%
July 2024	213	202	+5.4%
August 2024	207	226	-8.4%
September 2024	212	200	+6.0%
October 2024	194	187	+3.7%
November 2024	140	145	-3.4%
<b>December 2024</b>	<b>65</b>	<b>156</b>	<b>-58.3%</b>
12-Month Avg	197	208	-5.1%

## Historical Pending Sales by Month

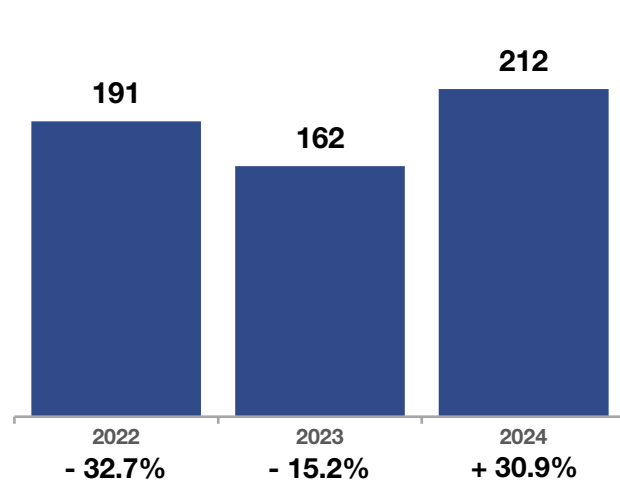


# Closed Sales

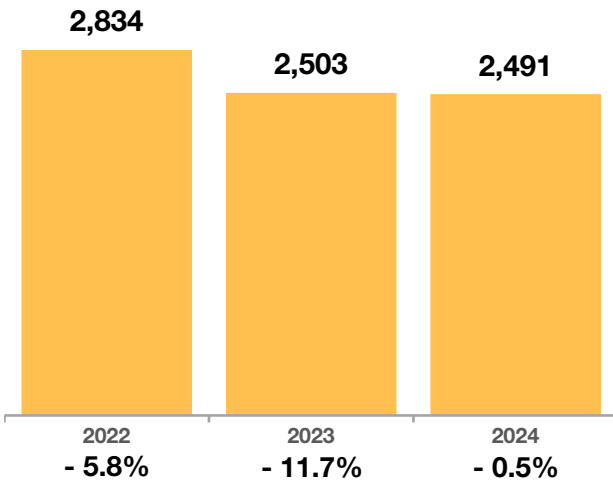
A count of the actual sales that closed in a given month.



## December

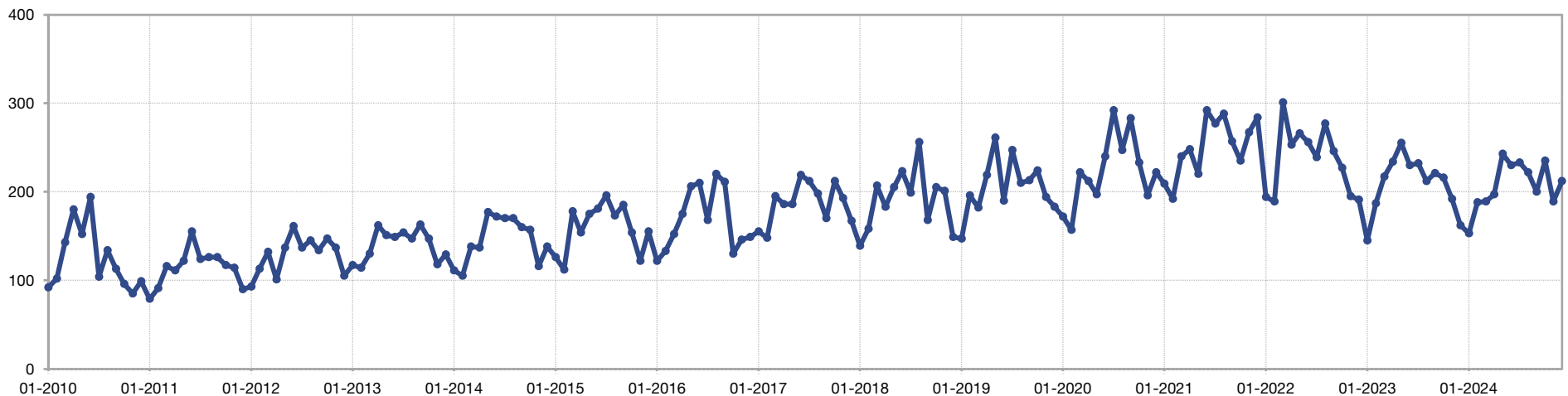


## Year to Date



Closed Sales	Prior Year	Percent Change
January 2024	153	+5.5%
February 2024	188	+0.5%
March 2024	189	-12.9%
April 2024	197	-15.8%
May 2024	243	-4.7%
June 2024	230	0.0%
July 2024	233	+0.4%
August 2024	222	+4.7%
September 2024	200	-9.5%
October 2024	235	+8.8%
November 2024	189	-1.6%
<b>December 2024</b>	<b>212</b>	<b>+30.9%</b>
12-Month Avg	208	-0.5%

## Historical Closed Sales by Month

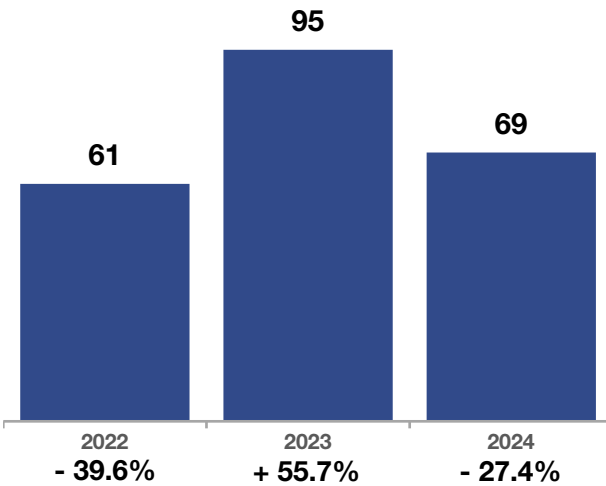


# Days on Market Until Sale

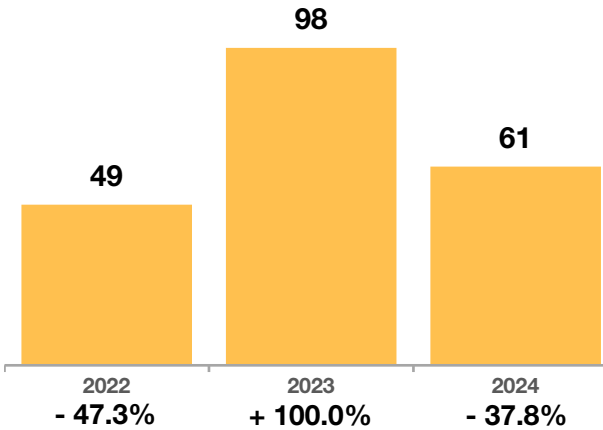
Average number of days between when a property is listed and when an offer is accepted in a given month.



## December



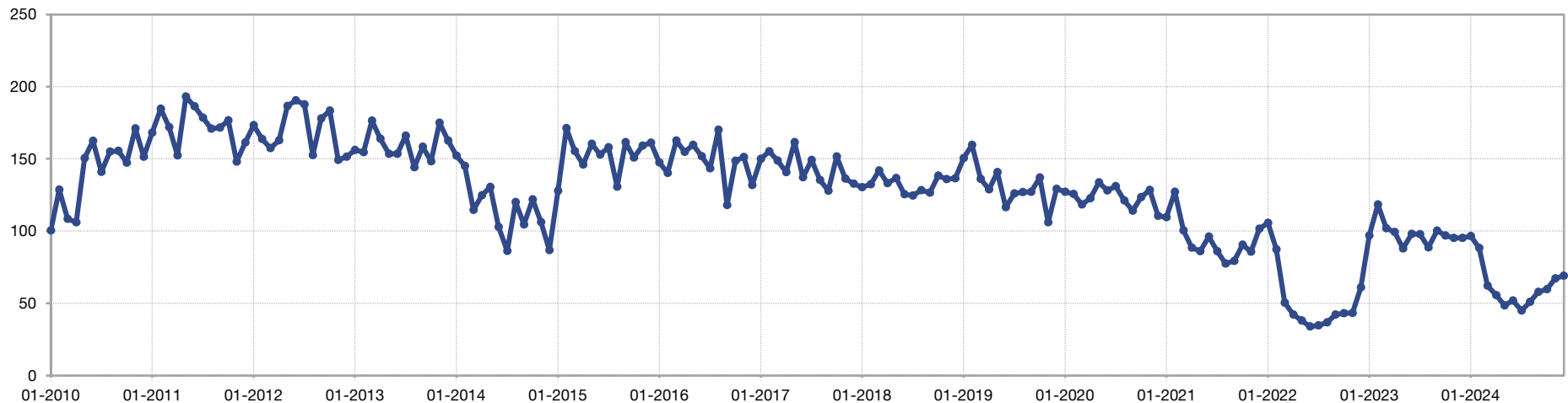
## Year to Date



Days on Market	Prior Year	Percent Change
January 2024	96	-1.0%
February 2024	88	-25.4%
March 2024	62	-39.2%
April 2024	55	-44.4%
May 2024	48	-45.5%
June 2024	52	-46.9%
July 2024	45	-54.1%
August 2024	51	-42.7%
September 2024	58	-42.0%
October 2024	60	-38.1%
November 2024	67	-29.5%
<b>December 2024</b>	<b>69</b>	<b>-27.4%</b>
12-Month Avg*	61	-37.8%

\* Average Days on Market of all properties from January 2024 through December 2024. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

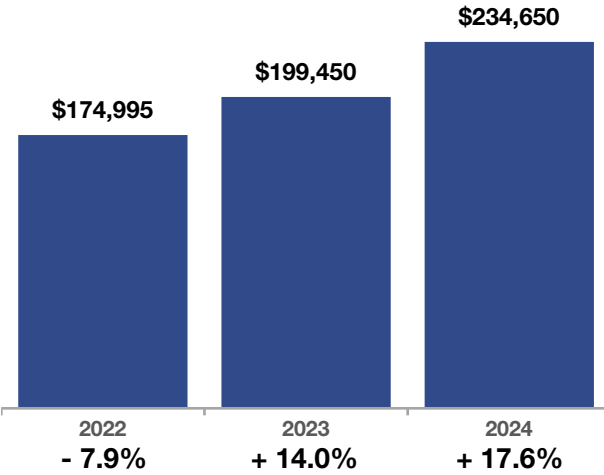


# Median Sales Price

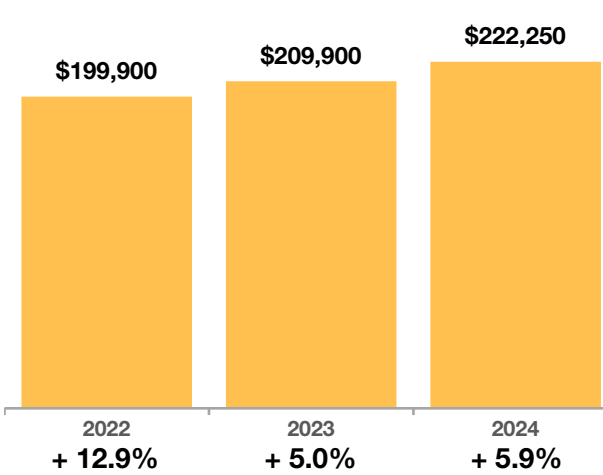
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## December



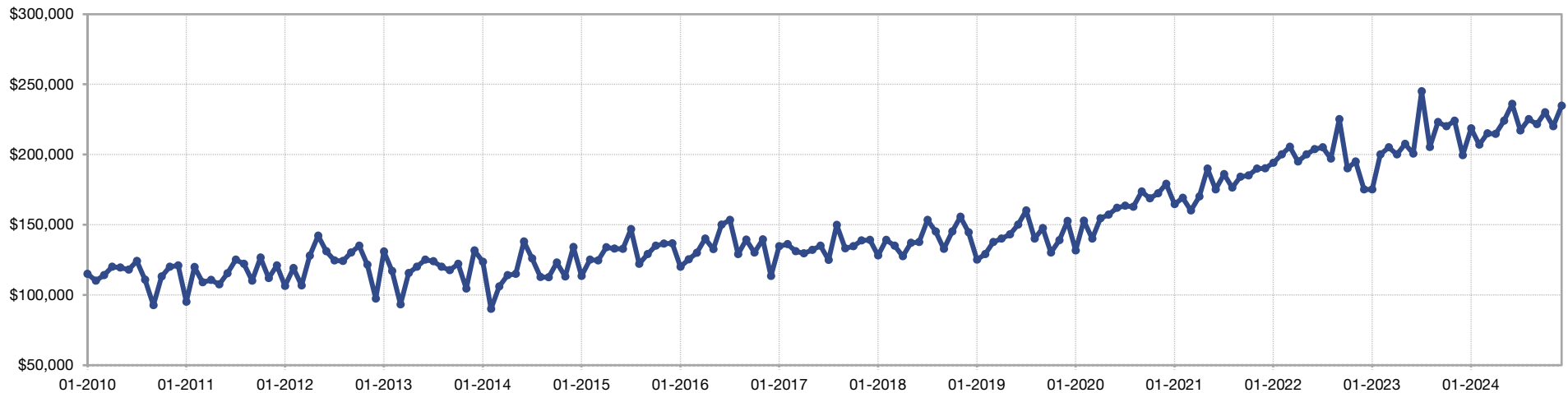
## Year to Date



	Median Sales Price	Prior Year	Percent Change
January 2024	\$218,450	\$175,000	+24.8%
February 2024	\$206,990	\$199,900	+3.5%
March 2024	\$214,990	\$205,000	+4.9%
April 2024	\$214,495	\$200,000	+7.2%
May 2024	\$224,000	\$207,500	+8.0%
June 2024	\$236,000	\$200,500	+17.7%
July 2024	\$217,000	\$245,000	-11.4%
August 2024	\$225,000	\$205,250	+9.6%
September 2024	\$221,450	\$222,958	-0.7%
October 2024	\$230,000	\$220,000	+4.5%
November 2024	\$220,000	\$224,000	-1.8%
<b>December 2024</b>	<b>\$234,650</b>	<b>\$199,450</b>	<b>+17.6%</b>
12-Month Med*	\$222,250	\$209,900	+5.9%

\* Median Sales Price of all properties from January 2024 through December 2024. This is not the median of the individual figures above.

## Historical Median Sales Price by Month



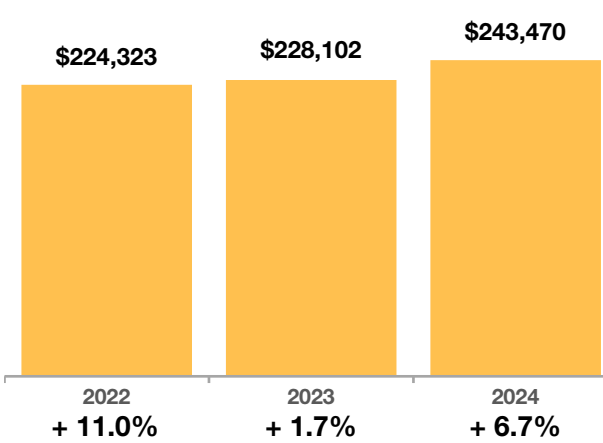
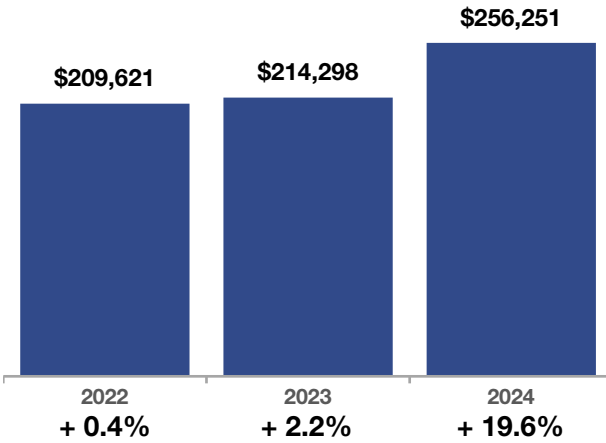
# Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## December

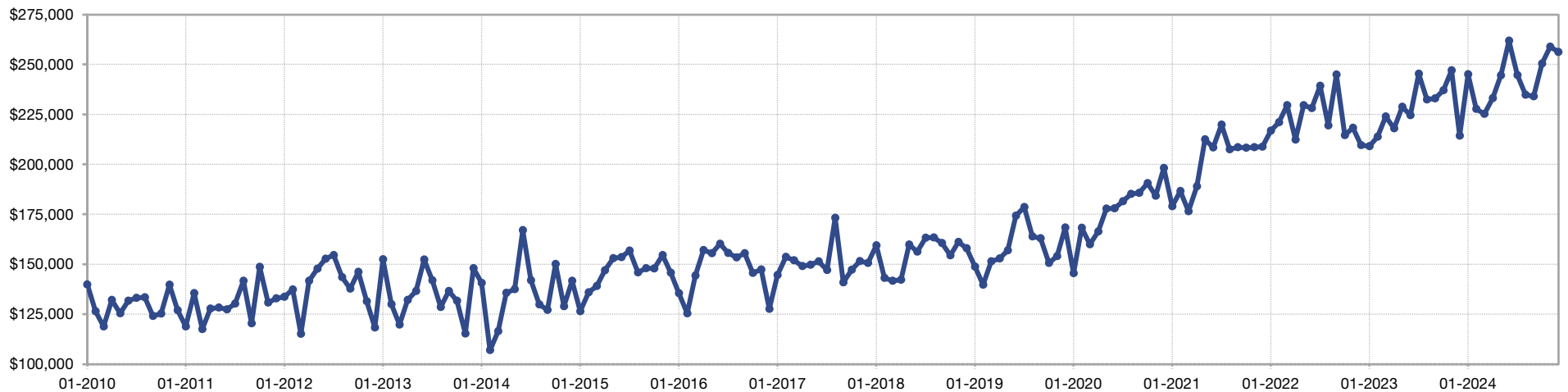
## Year to Date



	Avg. Sales Price	Prior Year	Percent Change
January 2024	\$245,013	\$209,026	+17.2%
February 2024	\$227,718	\$213,756	+6.5%
March 2024	\$225,203	\$223,943	+0.6%
April 2024	\$233,054	\$218,016	+6.9%
May 2024	\$244,541	\$228,816	+6.9%
June 2024	\$261,830	\$224,641	+16.6%
July 2024	\$244,688	\$245,400	-0.3%
August 2024	\$234,884	\$232,423	+1.1%
September 2024	\$234,072	\$232,926	+0.5%
October 2024	\$250,413	\$237,111	+5.6%
November 2024	\$258,910	\$247,102	+4.8%
<b>December 2024</b>	<b>\$256,251</b>	<b>\$214,298</b>	<b>+19.6%</b>
12-Month Avg*	\$243,048	\$227,288	+6.9%

\* Avg. Sales Price of all properties from January 2024 through December 2024. This is not the average of the individual figures above.

## Historical Average Sales Price by Month



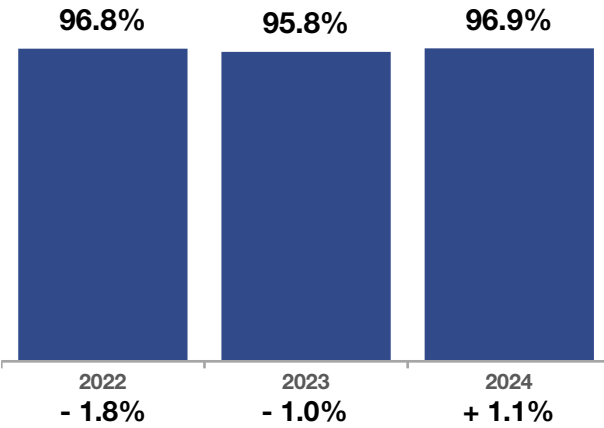


# Percent of List Price Received

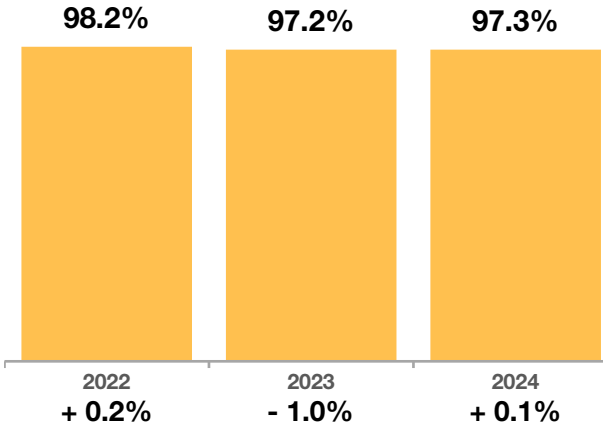
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## December



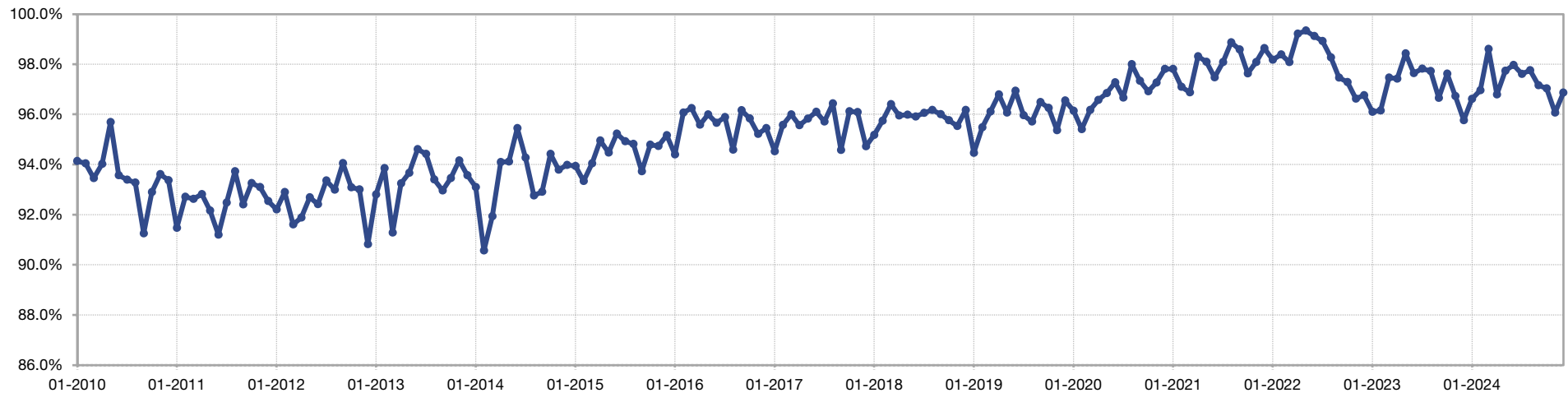
## Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
January 2024	96.6%	96.1%	+0.5%
February 2024	97.0%	96.2%	+0.8%
March 2024	98.6%	97.5%	+1.1%
April 2024	96.8%	97.4%	-0.6%
May 2024	97.7%	98.4%	-0.7%
June 2024	98.0%	97.6%	+0.4%
July 2024	97.6%	97.8%	-0.2%
August 2024	97.8%	97.7%	+0.1%
September 2024	97.2%	96.7%	+0.5%
October 2024	97.0%	97.6%	-0.6%
November 2024	96.1%	96.7%	-0.6%
<b>December 2024</b>	<b>96.9%</b>	<b>95.8%</b>	<b>+1.1%</b>
12-Month Avg*	97.3%	97.2%	+0.1%

\* Average Pct. of List Price Received for all properties from January 2024 through December 2024. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month

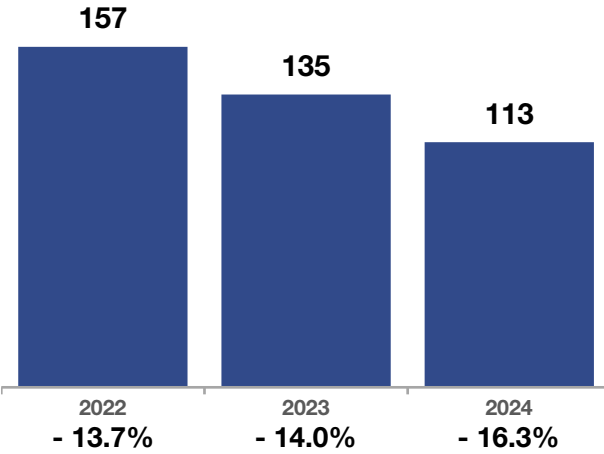


# Housing Affordability Index

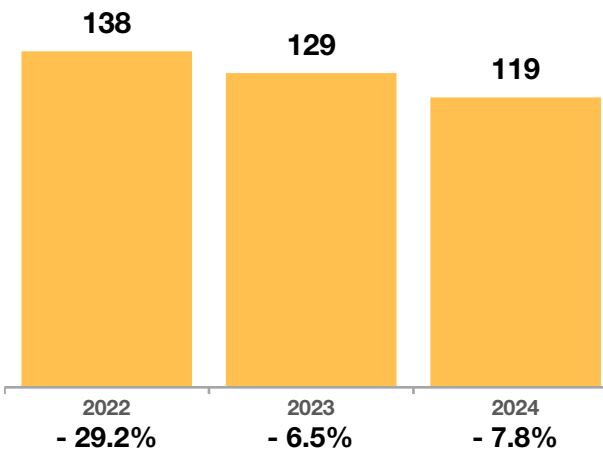


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

## December

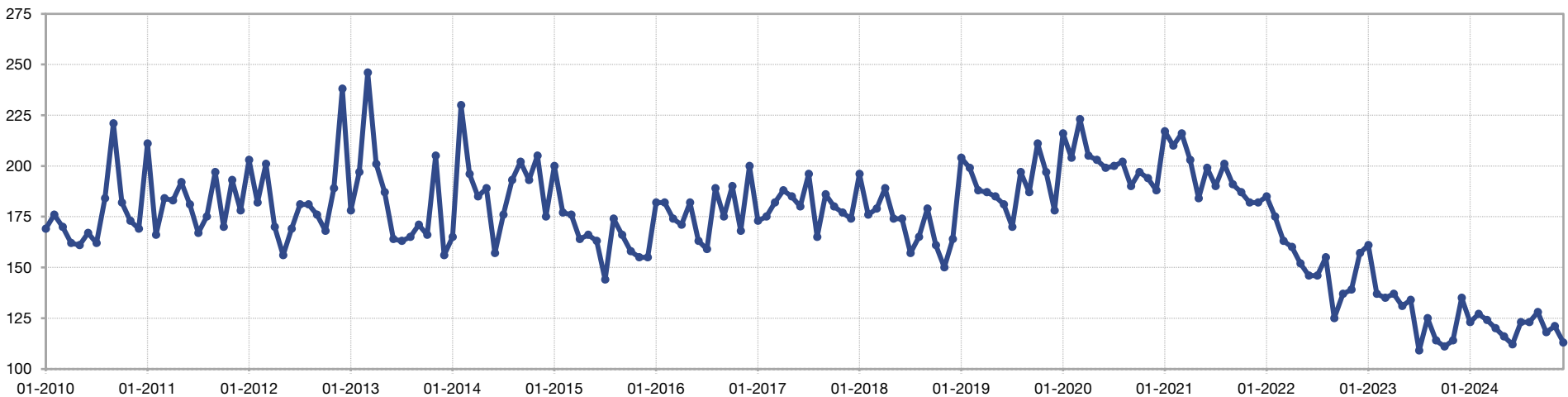


## Year to Date



	Affordability Index	Prior Year	Percent Change
January 2024	123	161	-23.6%
February 2024	127	137	-7.3%
March 2024	124	135	-8.1%
April 2024	120	137	-12.4%
May 2024	116	131	-11.5%
June 2024	112	134	-16.4%
July 2024	123	109	+12.8%
August 2024	123	125	-1.6%
September 2024	128	114	+12.3%
October 2024	118	111	+6.3%
November 2024	121	114	+6.1%
<b>December 2024</b>	<b>113</b>	<b>135</b>	<b>-16.3%</b>
12-Month Avg	121	129	-6.2%

## Historical Housing Affordability Index by Month

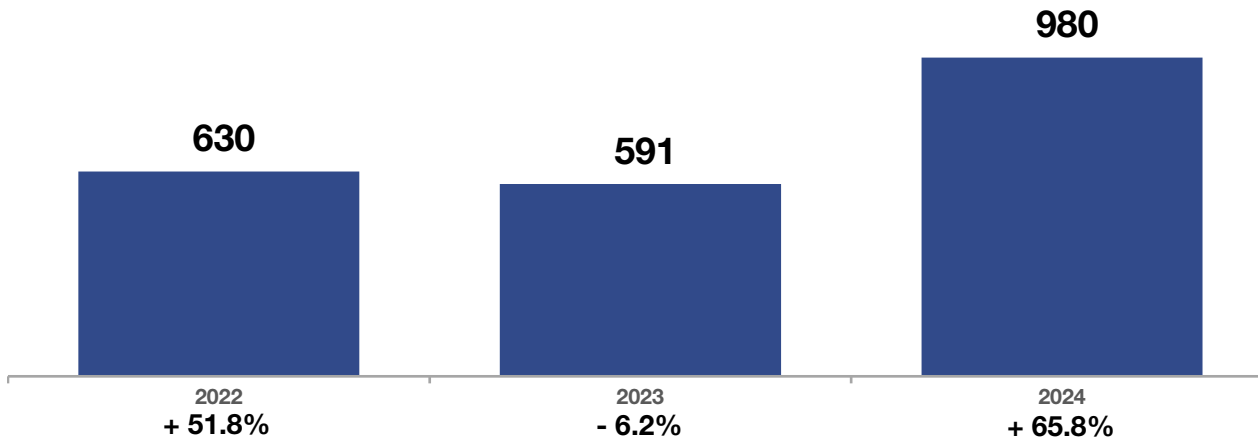


# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.



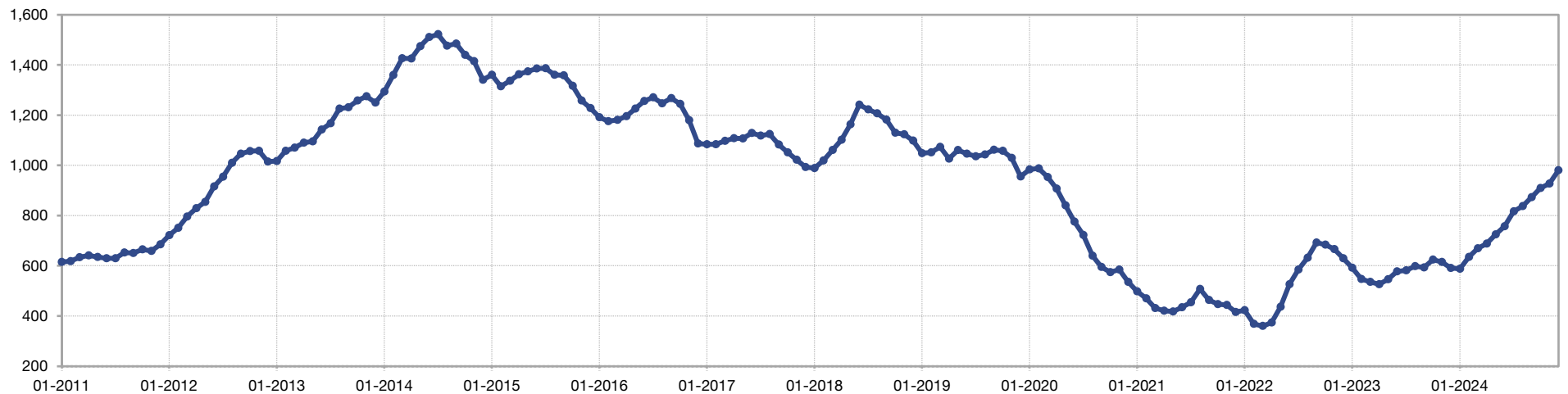
## December



Homes for Sale	Prior Year	Percent Change	
January 2024	588	592	-0.7%
February 2024	635	547	+16.1%
March 2024	669	536	+24.8%
April 2024	688	526	+30.8%
May 2024	724	546	+32.6%
June 2024	757	577	+31.2%
July 2024	816	582	+40.2%
August 2024	837	598	+40.0%
September 2024	873	593	+47.2%
October 2024	909	624	+45.7%
November 2024	927	615	+50.7%
<b>December 2024</b>	<b>980</b>	<b>591</b>	<b>+65.8%</b>
12-Month Avg*	784	577	+35.9%

\* Homes for Sale for all properties from January 2024 through December 2024. This is not the average of the individual figures above.

## Historical Inventory of Homes for Sale by Month

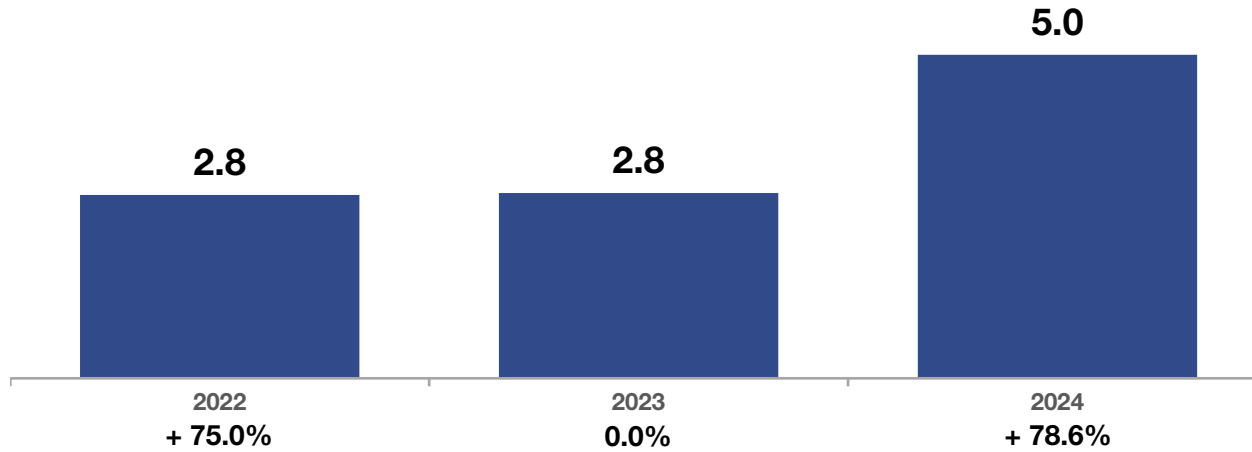


# Months Supply of Inventory

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



## December



Months Supply		Prior Year	Percent Change
January 2024	2.8	2.6	+7.7%
February 2024	3.1	2.5	+24.0%
March 2024	3.3	2.5	+32.0%
April 2024	3.4	2.4	+41.7%
May 2024	3.6	2.5	+44.0%
June 2024	3.7	2.7	+37.0%
July 2024	4.0	2.7	+48.1%
August 2024	4.1	2.8	+46.4%
September 2024	4.3	2.8	+53.6%
October 2024	4.4	3.0	+46.7%
November 2024	4.5	3.0	+50.0%
<b>December 2024</b>	<b>5.0</b>	<b>2.8</b>	<b>+78.6%</b>
12-Month Avg*	3.8	2.7	+40.7%

\* Months Supply for all properties from January 2024 through December 2024. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month

