

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



January 2024

After a brief decline, national sales of new residential homes are on the rise again, increasing 8% month-over-month and 4.4% year-over-year to a seasonally adjusted rate of 664,000 units, according to the U.S. Census Bureau. Lower interest rates and a shortage of existing-home inventory continue to be a boon for the new-home market, with sales of new residential homes up 4.2% from 2022 to an estimated 668,000 units in 2023. For the 12-month period spanning February 2023 through January 2024, Pending Sales in the Beaufort-Jasper County REALTORS® region dropped 4.3 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales increased 18.3 percent.

The overall Median Sales Price rose 8.1 percent to \$400,000. The property type with the largest gain was the Condos segment, where prices improved 12.2 percent to \$318,750. The price range that tended to sell the quickest was the \$150,000 and Below range at 60 days. The price range that tended to sell the slowest was the \$750,001 to \$1,000,000 range at 124 days.

Market-wide, inventory levels went up 36.3 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale went up 68.8 percent. That amounts to 2.6 months of inventory for Single-Family Homes and 3.9 months of inventory for Condos.

Quick Facts

+ 18.3%

- 1.9%

- 3.5%

Price Range with
Strongest Sales:
\$1,000,001 and Above

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

Property Type With
Strongest Sales:
Single-Family Homes

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



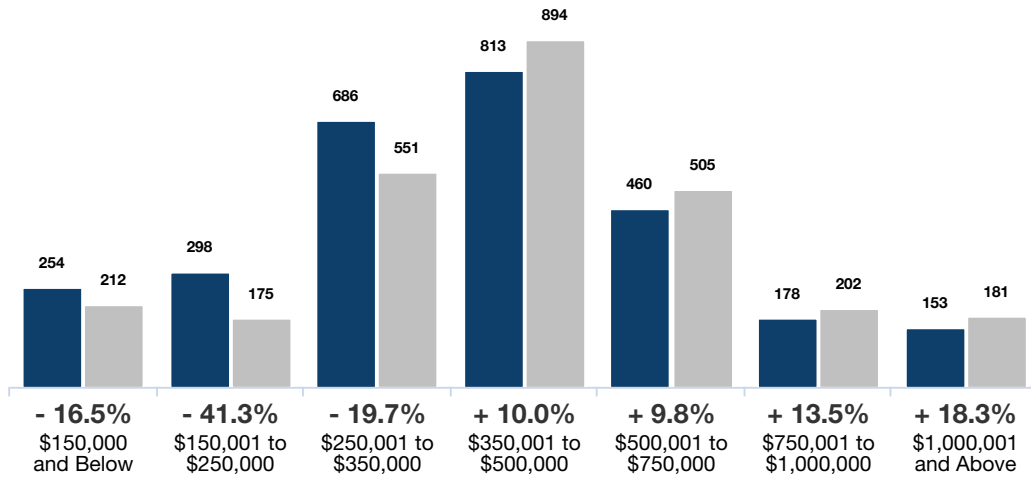
Pending Sales



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

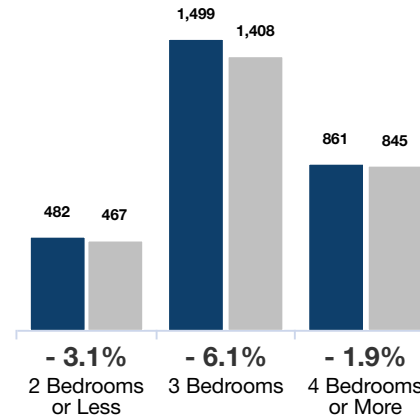
By Price Range

■ 1-2023 ■ 1-2024



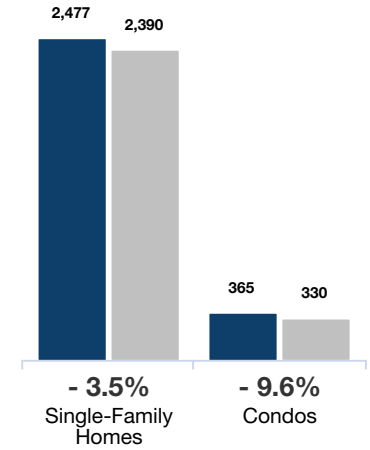
By Bedroom Count

■ 1-2023 ■ 1-2024



By Property Type

■ 1-2023 ■ 1-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	1-2023	1-2024	Change	1-2023	1-2024	Change	1-2023	1-2024	Change
\$150,000 and Below	254	212	-16.5%	213	182	-14.6%	41	30	-26.8%
\$150,001 to \$250,000	298	175	-41.3%	194	106	-45.4%	104	69	-33.7%
\$250,001 to \$350,000	686	551	-19.7%	574	449	-21.8%	112	102	-8.9%
\$350,001 to \$500,000	813	894	+10.0%	755	826	+9.4%	58	68	+17.2%
\$500,001 to \$750,000	460	505	+9.8%	422	462	+9.5%	38	43	+13.2%
\$750,001 to \$1,000,000	178	202	+13.5%	171	191	+11.7%	7	11	+57.1%
\$1,000,001 and Above	153	181	+18.3%	148	174	+17.6%	5	7	+40.0%
All Price Ranges	2,842	2,720	-4.3%	2,477	2,390	-3.5%	365	330	-9.6%
By Bedroom Count	1-2023	1-2024	Change	1-2023	1-2024	Change	1-2023	1-2024	Change
2 Bedrooms or Less	482	467	-3.1%	246	264	+7.3%	236	203	-14.0%
3 Bedrooms	1,499	1,408	-6.1%	1,389	1,298	-6.6%	110	110	0.0%
4 Bedrooms or More	861	845	-1.9%	842	828	-1.7%	19	17	-10.5%
All Bedroom Counts	2,842	2,720	-4.3%	2,477	2,390	-3.5%	365	330	-9.6%

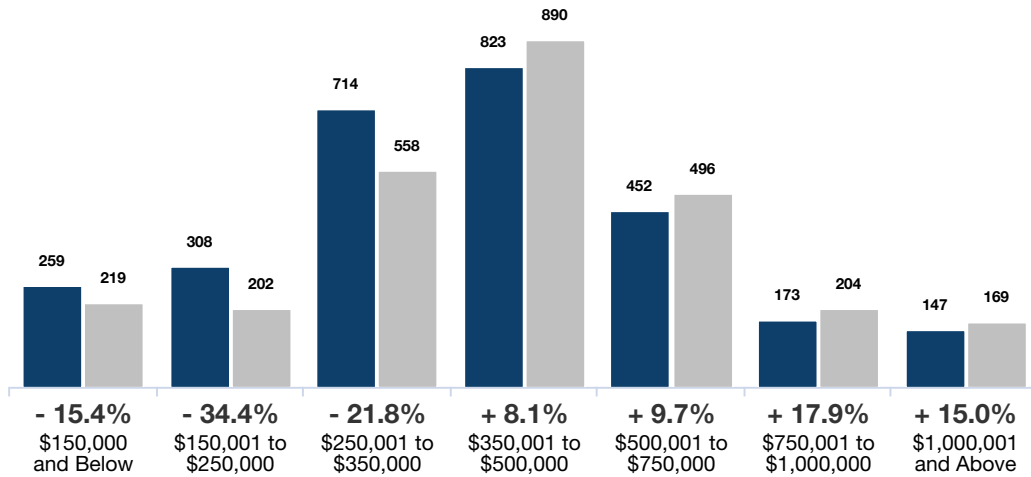
Closed Sales



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

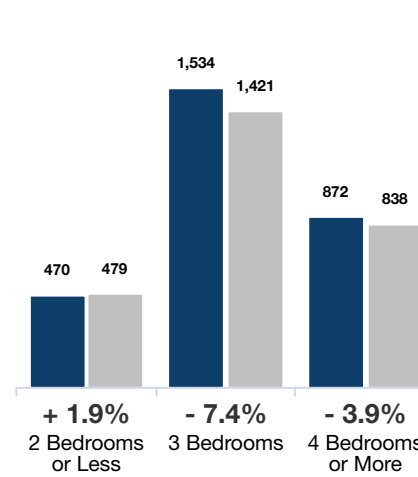
By Price Range

■ 1-2023 ■ 1-2024



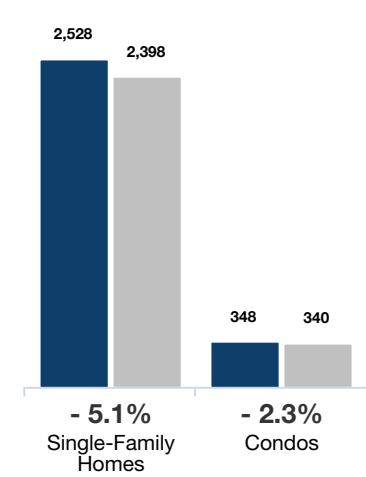
By Bedroom Count

■ 1-2023 ■ 1-2024



By Property Type

■ 1-2023 ■ 1-2024



All Properties

By Price Range	1-2023	1-2024	Change
\$150,000 and Below	259	219	-15.4%
\$150,001 to \$250,000	308	202	-34.4%
\$250,001 to \$350,000	714	558	-21.8%
\$350,001 to \$500,000	823	890	+8.1%
\$500,001 to \$750,000	452	496	+9.7%
\$750,001 to \$1,000,000	173	204	+17.9%
\$1,000,001 and Above	147	169	+15.0%
All Price Ranges	2,876	2,738	-4.8%

Single-Family Homes

By Price Range	1-2023	1-2024	Change
\$150,000 and Below	218	189	-13.3%
\$150,001 to \$250,000	203	124	-38.9%
\$250,001 to \$350,000	611	453	-25.9%
\$350,001 to \$500,000	772	819	+6.1%
\$500,001 to \$750,000	421	457	+8.6%
\$750,001 to \$1,000,000	162	194	+19.8%
\$1,000,001 and Above	141	162	+14.9%
All Price Ranges	2,528	2,398	-5.1%

Condos

By Price Range	1-2023	1-2024	Change
\$150,000 and Below	41	30	-26.8%
\$150,001 to \$250,000	105	78	-25.7%
\$250,001 to \$350,000	103	105	+1.9%
\$350,001 to \$500,000	51	71	+39.2%
\$500,001 to \$750,000	31	39	+25.8%
\$750,001 to \$1,000,000	11	10	-9.1%
\$1,000,001 and Above	6	7	+16.7%
All Price Ranges	348	340	-2.3%

By Bedroom Count	1-2023	1-2024	Change
2 Bedrooms or Less	470	479	+1.9%
3 Bedrooms	1,534	1,421	-7.4%
4 Bedrooms or More	872	838	-3.9%
All Bedroom Counts	2,876	2,738	-4.8%

By Bedroom Count	1-2023	1-2024	Change
2 Bedrooms or Less	244	268	+9.8%
3 Bedrooms	1,431	1,306	-8.7%
4 Bedrooms or More	853	824	-3.4%
All Bedroom Counts	2,528	2,398	-5.1%

Days On Market Until Sale

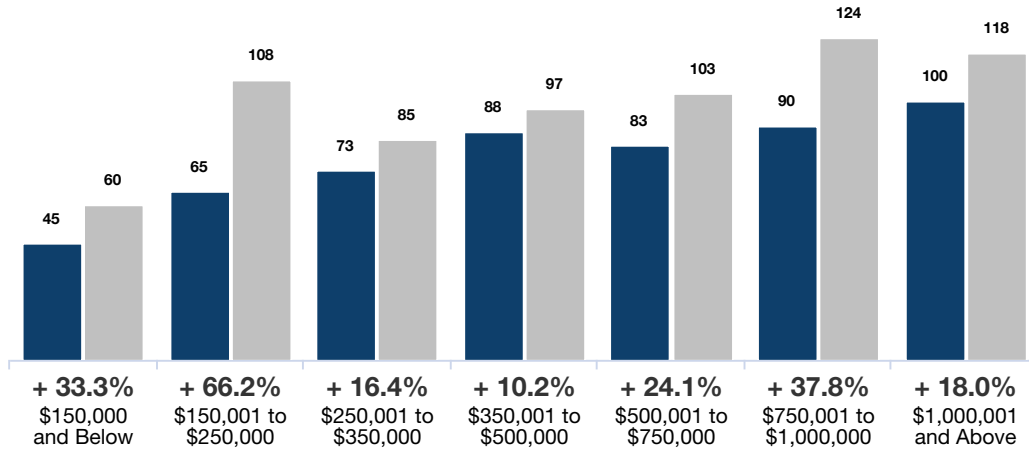


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

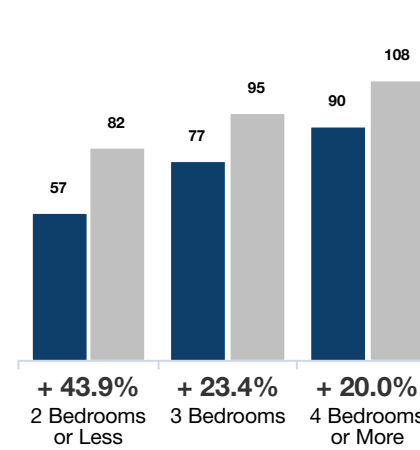
By Price Range

■ 1-2023 ■ 1-2024



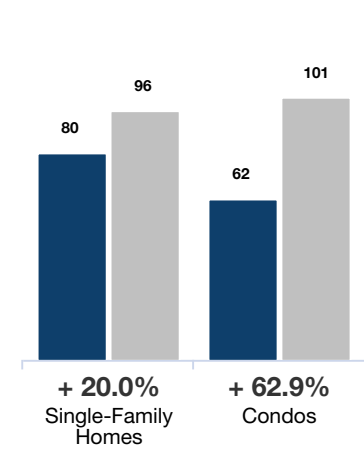
By Bedroom Count

■ 1-2023 ■ 1-2024



By Property Type

■ 1-2023 ■ 1-2024



All Properties

By Price Range	1-2023	1-2024	Change
\$150,000 and Below	45	60	+ 33.3%
\$150,001 to \$250,000	65	108	+ 66.2%
\$250,001 to \$350,000	73	85	+ 16.4%
\$350,001 to \$500,000	88	97	+ 10.2%
\$500,001 to \$750,000	83	103	+ 24.1%
\$750,001 to \$1,000,000	90	124	+ 37.8%
\$1,000,001 and Above	100	118	+ 18.0%
All Price Ranges	78	97	+ 24.4%

Single-Family Homes

1-2023	1-2024	Change
46	63	+ 37.0%
70	83	+ 18.6%
75	87	+ 16.0%
89	96	+ 7.9%
83	104	+ 25.3%
90	125	+ 38.9%
102	115	+ 12.7%
80	96	+ 20.0%

Condos

1-2023	1-2024	Change
44	42	- 4.5%
54	147	+ 172.2%
61	80	+ 31.1%
82	104	+ 26.8%
79	94	+ 19.0%
82	103	+ 25.6%
54	184	+ 240.7%
62	101	+ 62.9%

By Bedroom Count

1-2023	1-2024	Change
57	82	+ 43.9%
77	95	+ 23.4%
90	108	+ 20.0%
78	97	+ 24.4%

1-2023	1-2024	Change
55	77	+ 40.0%
78	92	+ 17.9%
91	108	+ 18.7%
80	96	+ 20.0%

1-2023	1-2024	Change
60	87	+ 45.0%
65	127	+ 95.4%
63	102	+ 61.9%
62	101	+ 62.9%

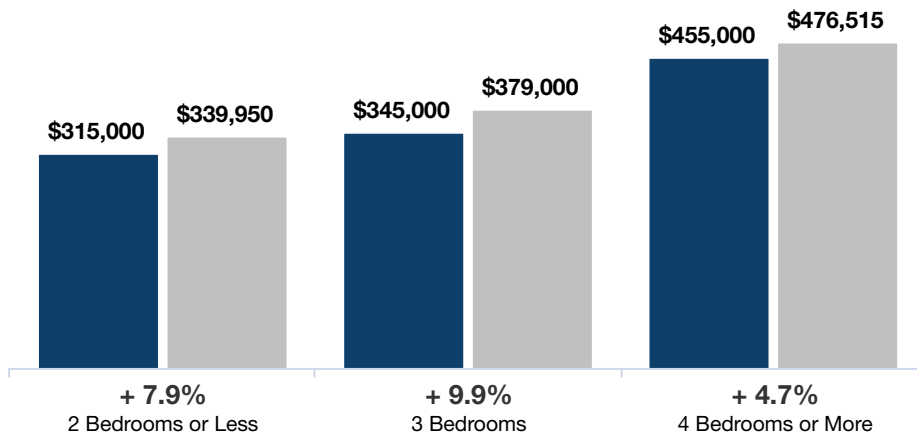
Median Sales Price



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

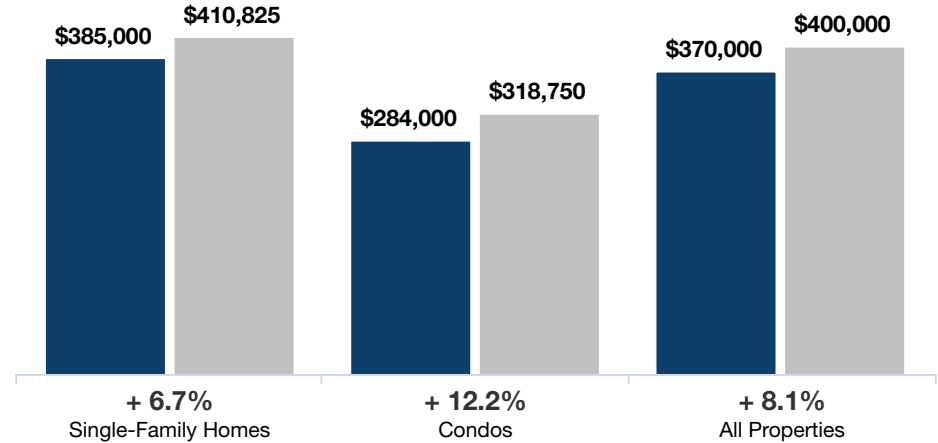
By Bedroom Count

■ 1-2023 ■ 1-2024



By Property Type

■ 1-2023 ■ 1-2024



All Properties

By Bedroom Count

	1-2023	1-2024	Change
2 Bedrooms or Less	\$315,000	\$339,950	+ 7.9%
3 Bedrooms	\$345,000	\$379,000	+ 9.9%
4 Bedrooms or More	\$455,000	\$476,515	+ 4.7%
All Bedroom Counts	\$370,000	\$400,000	+ 8.1%

Single-Family Homes

	1-2023	1-2024	Change
Single-Family Homes	\$360,500	\$389,900	+ 8.2%
Single-Family Homes	\$349,095	\$380,000	+ 8.9%
Single-Family Homes	\$459,000	\$476,515	+ 3.8%
All Single-Family Homes	\$385,000	\$410,825	+ 6.7%

Condos

	1-2023	1-2024	Change
Condos	\$276,500	\$275,000	- 0.5%
Condos	\$299,000	\$335,000	+ 12.0%
Condos	\$289,900	\$504,500	+ 74.0%
All Condos	\$284,000	\$318,750	+ 12.2%

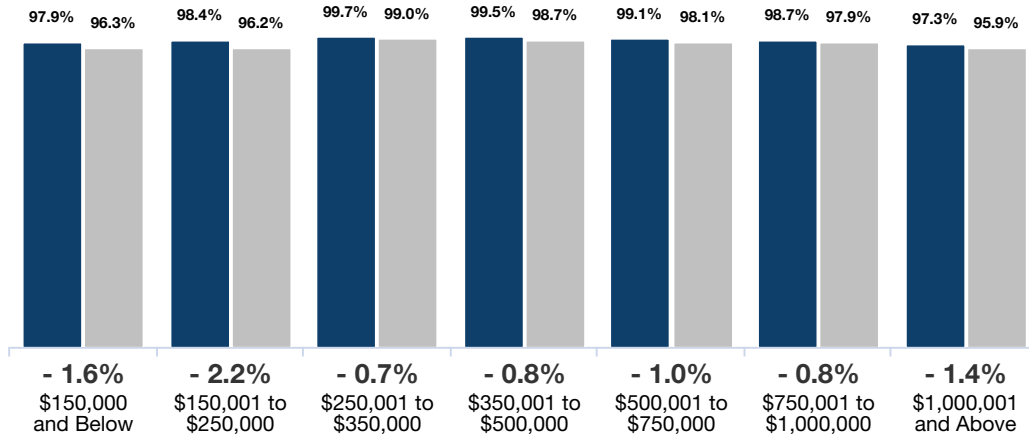
Percent of List Price Received



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.**

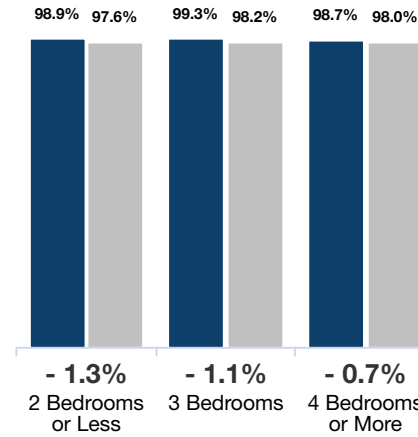
By Price Range

■ 1-2023 ■ 1-2024



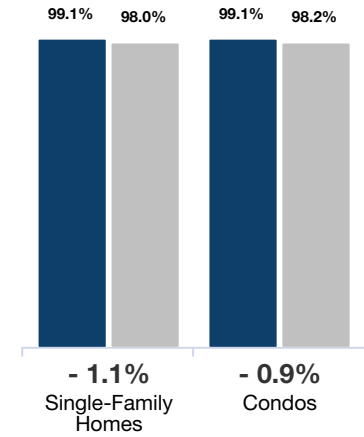
By Bedroom Count

■ 1-2023 ■ 1-2024



By Property Type

■ 1-2023 ■ 1-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	1-2023	1-2024	Change	1-2023	1-2024	Change	1-2023	1-2024	Change
\$150,000 and Below	97.9%	96.3%	-1.6%	97.8%	96.0%	-1.8%	98.5%	98.5%	0.0%
\$150,001 to \$250,000	98.4%	96.2%	-2.2%	98.0%	94.8%	-3.3%	99.2%	98.3%	-0.9%
\$250,001 to \$350,000	99.7%	99.0%	-0.7%	99.8%	99.2%	-0.6%	99.5%	98.3%	-1.2%
\$350,001 to \$500,000	99.5%	98.7%	-0.8%	99.6%	98.7%	-0.9%	98.1%	98.7%	+0.6%
\$500,001 to \$750,000	99.1%	98.1%	-1.0%	99.0%	98.2%	-0.8%	99.9%	96.8%	-3.1%
\$750,001 to \$1,000,000	98.7%	97.9%	-0.8%	98.5%	97.9%	-0.6%	101.3%	98.0%	-3.3%
\$1,000,001 and Above	97.3%	95.9%	-1.4%	97.3%	96.0%	-1.3%	98.1%	95.1%	-3.1%
All Price Ranges	99.1%	98.0%	-1.1%	99.1%	98.0%	-1.1%	99.1%	98.2%	-0.9%
By Bedroom Count	1-2023	1-2024	Change	1-2023	1-2024	Change	1-2023	1-2024	Change
2 Bedrooms or Less	98.9%	97.6%	-1.3%	99.0%	97.4%	-1.6%	98.8%	98.0%	-0.8%
3 Bedrooms	99.3%	98.2%	-1.1%	99.3%	98.2%	-1.1%	99.7%	98.5%	-1.2%
4 Bedrooms or More	98.7%	98.0%	-0.7%	98.7%	98.0%	-0.7%	100.7%	98.4%	-2.3%
All Bedroom Counts	99.1%	98.0%	-1.1%	99.1%	98.0%	-1.1%	99.1%	98.2%	-0.9%

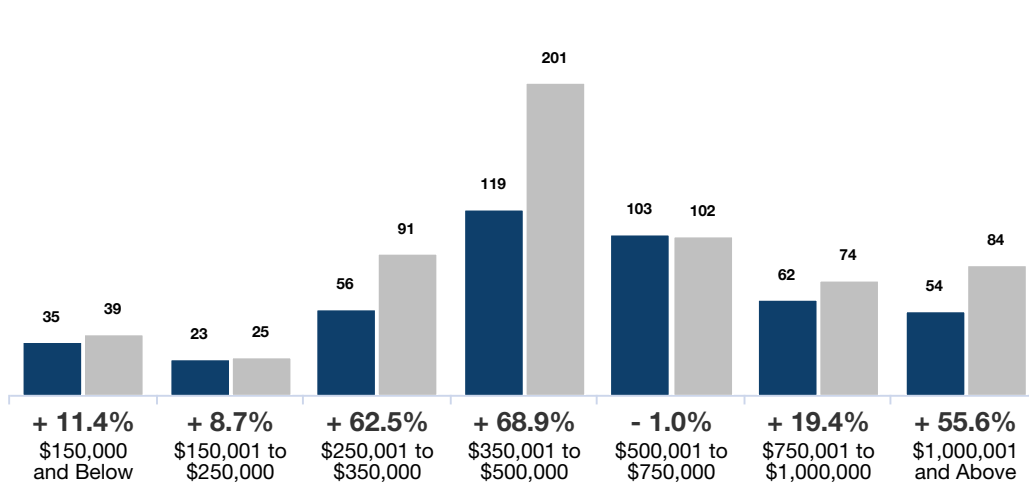
Inventory of Homes for Sale



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

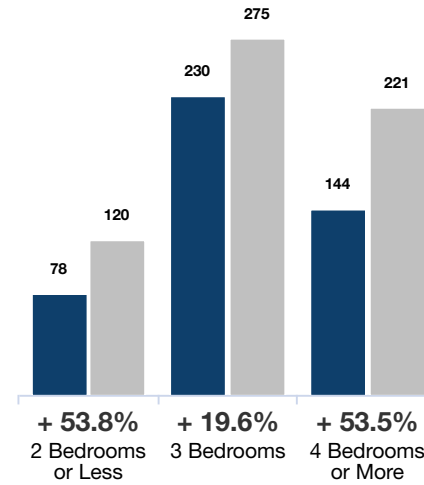
By Price Range

■ 1-2023 ■ 1-2024



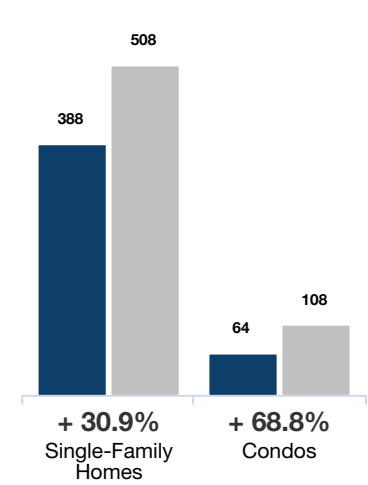
By Bedroom Count

■ 1-2023 ■ 1-2024



By Property Type

■ 1-2023 ■ 1-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	1-2023	1-2024	Change	1-2023	1-2024	Change	1-2023	1-2024	Change
\$150,000 and Below	35	39	+ 11.4%	26	36	+ 38.5%	9	3	- 66.7%
\$150,001 to \$250,000	23	25	+ 8.7%	16	18	+ 12.5%	7	7	0.0%
\$250,001 to \$350,000	56	91	+ 62.5%	43	50	+ 16.3%	13	41	+ 215.4%
\$350,001 to \$500,000	119	201	+ 68.9%	102	166	+ 62.7%	17	35	+ 105.9%
\$500,001 to \$750,000	103	102	- 1.0%	91	87	- 4.4%	12	15	+ 25.0%
\$750,001 to \$1,000,000	62	74	+ 19.4%	60	69	+ 15.0%	2	5	+ 150.0%
\$1,000,001 and Above	54	84	+ 55.6%	50	82	+ 64.0%	4	2	- 50.0%
All Price Ranges	452	616	+ 36.3%	388	508	+ 30.9%	64	108	+ 68.8%
By Bedroom Count	1-2023	1-2024	Change	1-2023	1-2024	Change	1-2023	1-2024	Change
2 Bedrooms or Less	78	120	+ 53.8%	43	46	+ 7.0%	35	74	+ 111.4%
3 Bedrooms	230	275	+ 19.6%	205	249	+ 21.5%	25	26	+ 4.0%
4 Bedrooms or More	144	221	+ 53.5%	140	213	+ 52.1%	4	8	+ 100.0%
All Bedroom Counts	452	616	+ 36.3%	388	508	+ 30.9%	64	108	+ 68.8%

Months Supply of Inventory

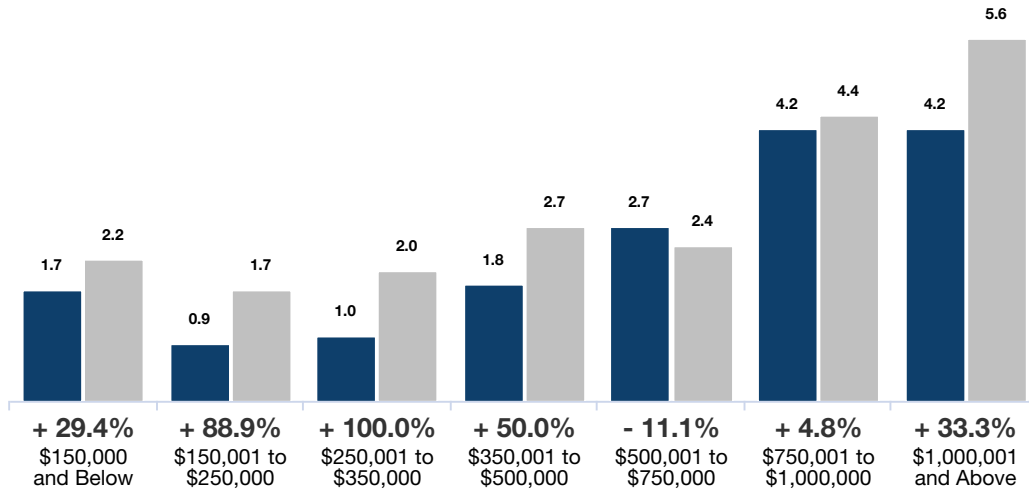


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

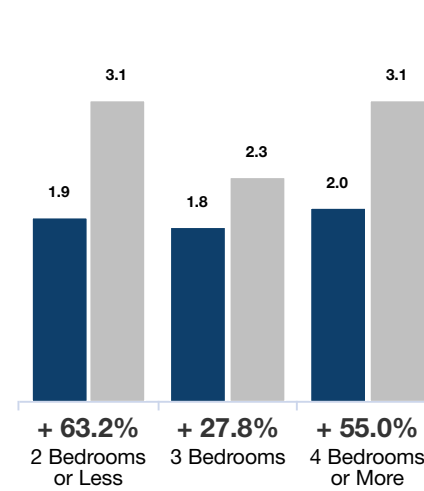
By Price Range

■ 1-2023 ■ 1-2024



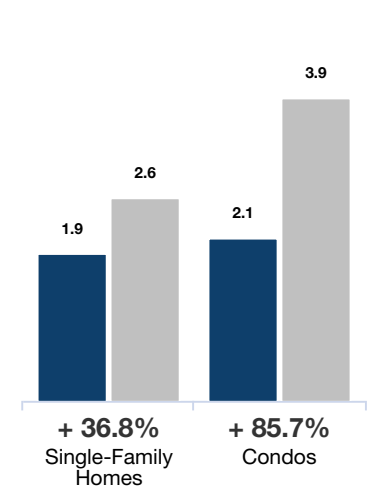
By Bedroom Count

■ 1-2023 ■ 1-2024



By Property Type

■ 1-2023 ■ 1-2024



All Properties

By Price Range	1-2023	1-2024	Change
\$150,000 and Below	1.7	2.2	+ 29.4%
\$150,001 to \$250,000	0.9	1.7	+ 88.9%
\$250,001 to \$350,000	1.0	2.0	+ 100.0%
\$350,001 to \$500,000	1.8	2.7	+ 50.0%
\$500,001 to \$750,000	2.7	2.4	- 11.1%
\$750,001 to \$1,000,000	4.2	4.4	+ 4.8%
\$1,000,001 and Above	4.2	5.6	+ 33.3%
All Price Ranges	1.9	2.7	+ 42.1%

Single-Family Homes

	1-2023	1-2024	Change
2 Bedrooms or Less	1.5	2.4	+ 60.0%
3 Bedrooms	1.0	2.0	+ 100.0%
4 Bedrooms or More	0.9	1.3	+ 44.4%
Single-Family Homes	1.6	2.4	+ 50.0%
Condos	2.6	2.3	- 11.5%
Single-Family Homes	4.2	4.3	+ 2.4%
Condos	4.1	5.7	+ 39.0%
All Single-Family Homes	1.9	2.6	+ 36.8%

Condos

	1-2023	1-2024	Change
Single-Family Homes	2.4	1.2	- 50.0%
Condos	0.8	1.2	+ 50.0%
Single-Family Homes	1.4	4.8	+ 242.9%
Condos	3.5	6.2	+ 77.1%
Single-Family Homes	3.8	4.2	+ 10.5%
Condos	1.4	2.7	+ 92.9%
Single-Family Homes	3.2	1.4	- 56.2%
Condos	2.1	3.9	+ 85.7%
All Condos	2.1	3.9	+ 85.7%

By Bedroom Count

	1-2023	1-2024	Change
2 Bedrooms or Less	1.9	3.1	+ 63.2%
3 Bedrooms	1.8	2.3	+ 27.8%
4 Bedrooms or More	2.0	3.1	+ 55.0%
All Bedroom Counts	1.9	2.7	+ 42.1%

Single-Family Homes

	1-2023	1-2024	Change
2 Bedrooms or Less	2.1	2.1	0.0%
3 Bedrooms	1.8	2.3	+ 27.8%
4 Bedrooms or More	2.0	3.1	+ 55.0%
All Single-Family Homes	1.9	2.6	+ 36.8%

Condos

	1-2023	1-2024	Change
Single-Family Homes	1.8	4.4	+ 144.4%
Condos	2.7	2.8	+ 3.7%
Single-Family Homes	2.1	4.2	+ 100.0%
Condos	2.1	3.9	+ 85.7%