

Housing Supply Overview

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BEAUFORT-JASPER
COUNTY 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 Beaufort-Jasper County REALTORS® region dropped 2.8 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales improved 32.9 percent.

The overall Median Sales Price increased 6.7 percent to \$400,000. The property type with the largest gain was the Condos segment, where prices went up 9.7 percent to \$313,750. The price range that tended to sell the quickest was the \$150,000 and Below range at 63 days. The price range that tended to sell the slowest was the \$750,001 to \$1,000,000 range at 123 days.

Market-wide, inventory levels improved 44.4 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale increased 107.0 percent. That amounts to 2.7 months of inventory for Single-Family Homes and 4.2 months of inventory for Condos.

Quick Facts

+ 32.9%

0.0%

- 2.7%

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

Bedroom Count with
Strongest Sales:
2 Bedrooms or Less

Property Type With
Strongest Sales:
Single-Family Homes

Pending Sales	2
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Median Sales Price	5
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Inventory of Homes for Sale	7
Months Supply of Inventory	8

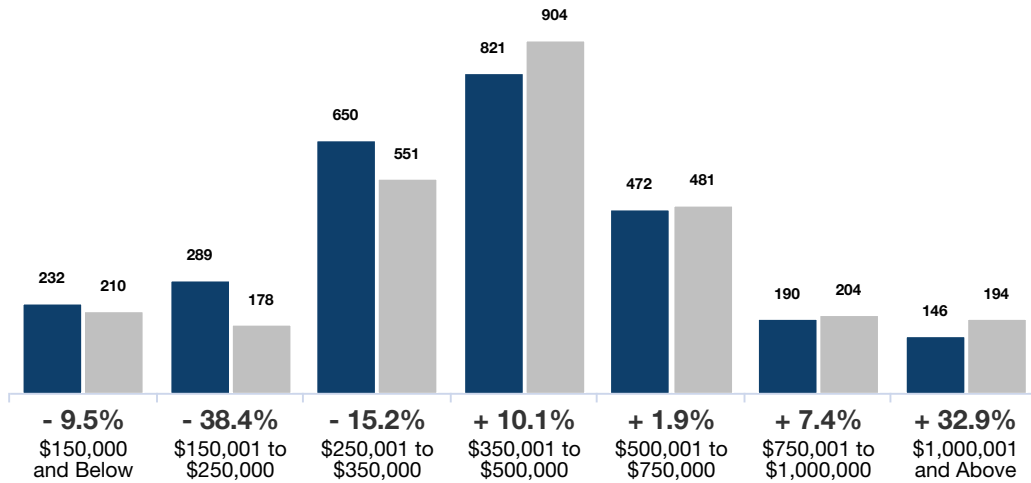


Pending Sales

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

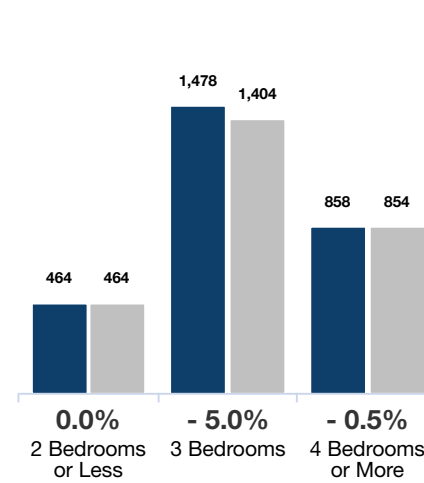
By Price Range

■ 2-2023 ■ 2-2024



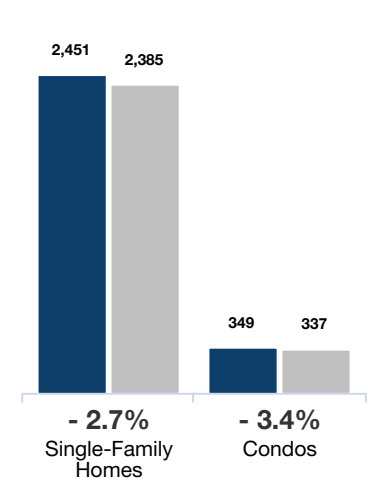
By Bedroom Count

■ 2-2023 ■ 2-2024



By Property Type

■ 2-2023 ■ 2-2024



All Properties

By Price Range	2-2023	2-2024	Change
\$150,000 and Below	232	210	- 9.5%
\$150,001 to \$250,000	289	178	- 38.4%
\$250,001 to \$350,000	650	551	- 15.2%
\$350,001 to \$500,000	821	904	+ 10.1%
\$500,001 to \$750,000	472	481	+ 1.9%
\$750,001 to \$1,000,000	190	204	+ 7.4%
\$1,000,001 and Above	146	194	+ 32.9%
All Price Ranges	2,800	2,722	- 2.8%

Single-Family Homes

By Bedroom Count	2-2023	2-2024	Change
2 Bedrooms or Less	464	464	0.0%
3 Bedrooms	1,478	1,404	- 5.0%
4 Bedrooms or More	858	854	- 0.5%
All Bedroom Counts	2,800	2,722	- 2.8%

Condos

By Price Range	2-2023	2-2024	Change
\$150,000 and Below	194	181	- 6.7%
\$150,001 to \$250,000	189	102	- 46.0%
\$250,001 to \$350,000	547	446	- 18.5%
\$350,001 to \$500,000	765	838	+ 9.5%
\$500,001 to \$750,000	433	441	+ 1.8%
\$750,001 to \$1,000,000	183	191	+ 4.4%
\$1,000,001 and Above	140	186	+ 32.9%
All Price Ranges	2,451	2,385	- 2.7%

By Price Range	2-2023	2-2024	Change
\$150,000 and Below	38	29	- 23.7%
\$150,001 to \$250,000	100	76	- 24.0%
\$250,001 to \$350,000	103	105	+ 1.9%
\$350,001 to \$500,000	56	66	+ 17.9%
\$500,001 to \$750,000	39	40	+ 2.6%
\$750,001 to \$1,000,000	7	13	+ 85.7%
\$1,000,001 and Above	6	8	+ 33.3%
All Price Ranges	349	337	- 3.4%

By Bedroom Count	2-2023	2-2024	Change
2 Bedrooms or Less	240	259	+ 7.9%
3 Bedrooms	1,372	1,293	- 5.8%
4 Bedrooms or More	839	833	- 0.7%
All Bedroom Counts	2,451	2,385	- 2.7%

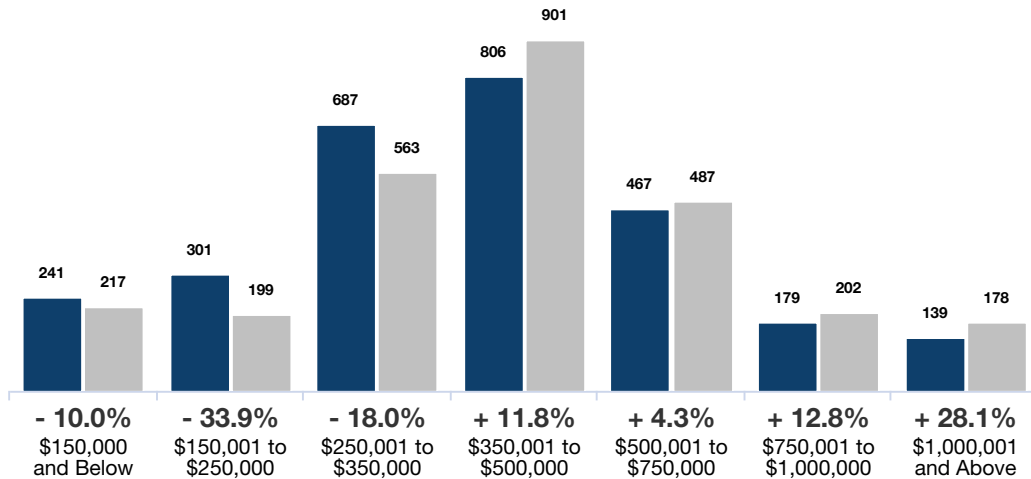
Closed Sales



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

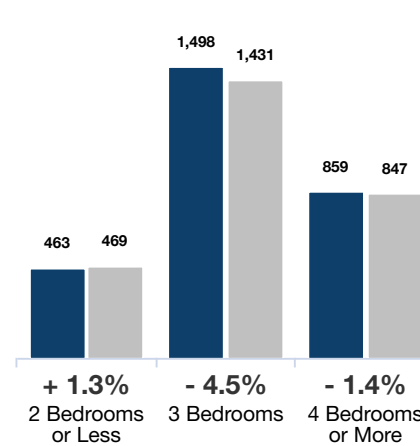
By Price Range

■ 2-2023 ■ 2-2024



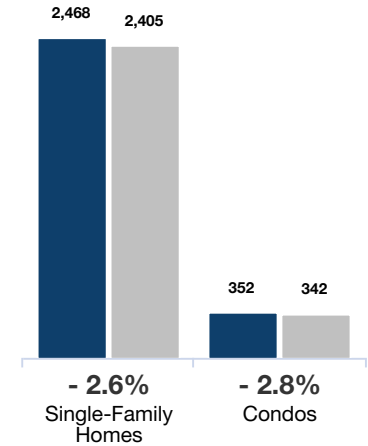
By Bedroom Count

■ 2-2023 ■ 2-2024



By Property Type

■ 2-2023 ■ 2-2024



All Properties

By Price Range	2-2023	2-2024	Change
\$150,000 and Below	241	217	- 10.0%
\$150,001 to \$250,000	301	199	- 33.9%
\$250,001 to \$350,000	687	563	- 18.0%
\$350,001 to \$500,000	806	901	+ 11.8%
\$500,001 to \$750,000	467	487	+ 4.3%
\$750,001 to \$1,000,000	179	202	+ 12.8%
\$1,000,001 and Above	139	178	+ 28.1%
All Price Ranges	2,820	2,747	- 2.6%

Single-Family Homes

By Price Range	2-2023	2-2024	Change
\$150,000 and Below	199	190	- 4.5%
\$150,001 to \$250,000	198	117	- 40.9%
\$250,001 to \$350,000	585	457	- 21.9%
\$350,001 to \$500,000	752	832	+ 10.6%
\$500,001 to \$750,000	431	448	+ 3.9%
\$750,001 to \$1,000,000	168	192	+ 14.3%
\$1,000,001 and Above	135	169	+ 25.2%
All Price Ranges	2,468	2,405	- 2.6%

Condos

By Price Range	2-2023	2-2024	Change
\$150,000 and Below	42	27	- 35.7%
\$150,001 to \$250,000	103	82	- 20.4%
\$250,001 to \$350,000	102	106	+ 3.9%
\$350,001 to \$500,000	54	69	+ 27.8%
\$500,001 to \$750,000	36	39	+ 8.3%
\$750,001 to \$1,000,000	11	10	- 9.1%
\$1,000,001 and Above	4	9	+ 125.0%
All Price Ranges	352	342	- 2.8%

By Bedroom Count

By Bedroom Count	2-2023	2-2024	Change
2 Bedrooms or Less	463	469	+ 1.3%
3 Bedrooms	1,498	1,431	- 4.5%
4 Bedrooms or More	859	847	- 1.4%
All Bedroom Counts	2,820	2,747	- 2.6%

Single-Family Homes

By Bedroom Count	2-2023	2-2024	Change
2 Bedrooms or Less	236	261	+ 10.6%
3 Bedrooms	1,392	1,316	- 5.5%
4 Bedrooms or More	840	828	- 1.4%
All Bedroom Counts	2,468	2,405	- 2.6%

Condos

By Bedroom Count	2-2023	2-2024	Change
2 Bedrooms or Less	227	208	- 8.4%
3 Bedrooms	106	115	+ 8.5%
4 Bedrooms or More	19	19	0.0%
All Bedroom Counts	352	342	- 2.8%

Days On Market Until Sale

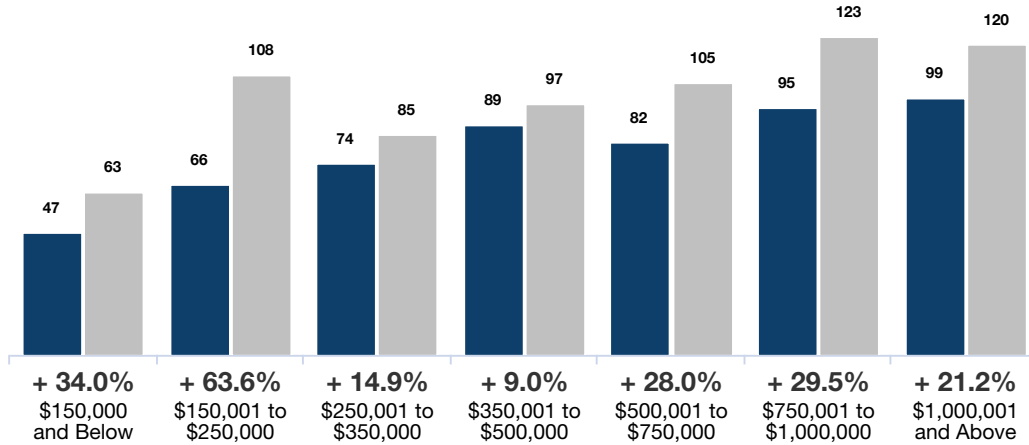


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

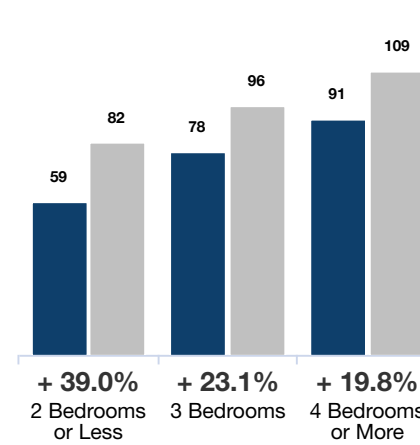
By Price Range

■ 2-2023 ■ 2-2024



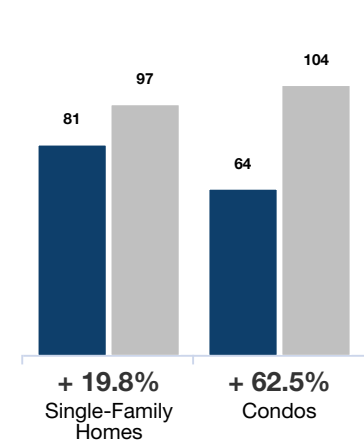
By Bedroom Count

■ 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	47	63	+ 34.0%	47	66	+ 40.4%	45	43	- 4.4%
\$150,001 to \$250,000	66	108	+ 63.6%	73	78	+ 6.8%	54	151	+ 179.6%
\$250,001 to \$350,000	74	85	+ 14.9%	76	86	+ 13.2%	63	82	+ 30.2%
\$350,001 to \$500,000	89	97	+ 9.0%	89	96	+ 7.9%	85	104	+ 22.4%
\$500,001 to \$750,000	82	105	+ 28.0%	83	106	+ 27.7%	77	96	+ 24.7%
\$750,001 to \$1,000,000	95	123	+ 29.5%	94	125	+ 33.0%	101	82	- 18.8%
\$1,000,001 and Above	99	120	+ 21.2%	100	117	+ 17.0%	64	182	+ 184.4%
All Price Ranges	79	97	+ 22.8%	81	97	+ 19.8%	64	104	+ 62.5%
By Bedroom Count	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
2 Bedrooms or Less	59	82	+ 39.0%	55	77	+ 40.0%	62	89	+ 43.5%
3 Bedrooms	78	96	+ 23.1%	79	93	+ 17.7%	66	129	+ 95.5%
4 Bedrooms or More	91	109	+ 19.8%	91	109	+ 19.8%	74	121	+ 63.5%
All Bedroom Counts	79	97	+ 22.8%	81	97	+ 19.8%	64	104	+ 62.5%

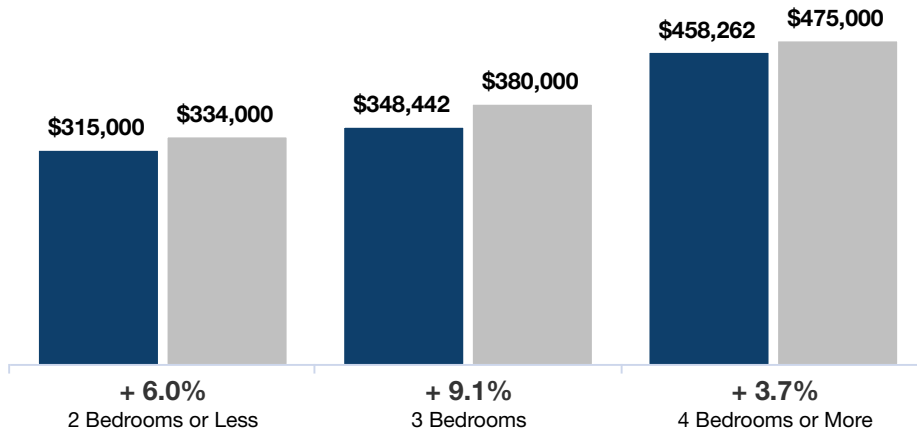
Median Sales Price



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

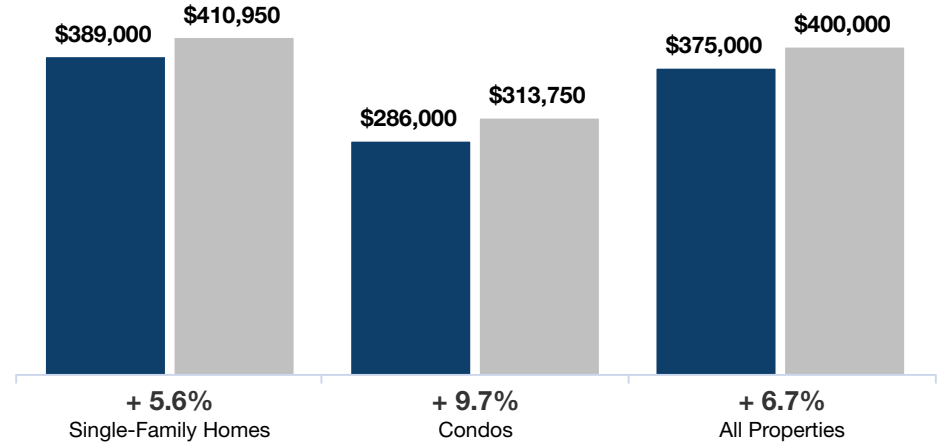
By Bedroom Count

■ 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	\$315,000	\$334,000	+ 6.0%
3 Bedrooms	\$348,442	\$380,000	+ 9.1%
4 Bedrooms or More	\$458,262	\$475,000	+ 3.7%
All Bedroom Counts	\$375,000	\$400,000	+ 6.7%

Single-Family Homes

	2-2023	2-2024	Change
Single-Family Homes	\$364,000	\$385,000	+ 5.8%
	\$350,000	\$383,864	+ 9.7%
	\$463,800	\$475,000	+ 2.4%
All Single-Family Homes	\$389,000	\$410,950	+ 5.6%

Condos

	2-2023	2-2024	Change
Condos	\$279,000	\$275,000	- 1.4%
	\$302,250	\$340,000	+ 12.5%
	\$284,000	\$450,000	+ 58.5%
All Condos	\$286,000	\$313,750	+ 9.7%

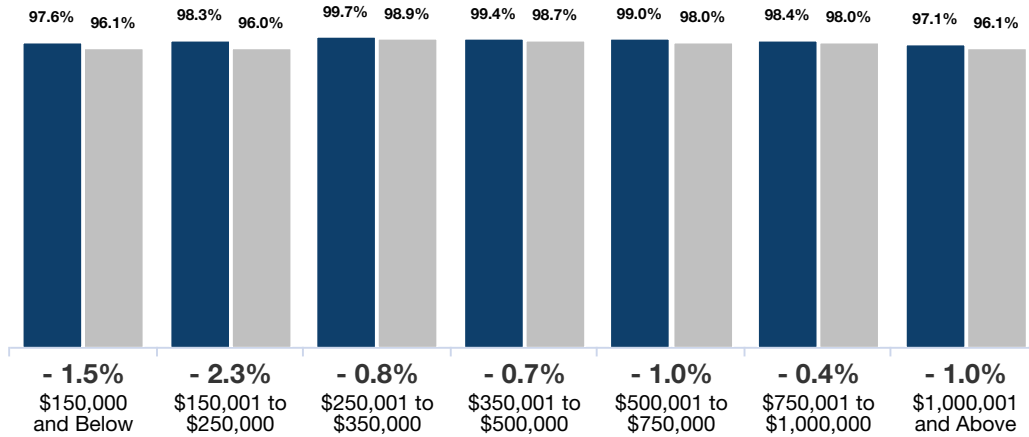
Percent of List Price Received



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.**

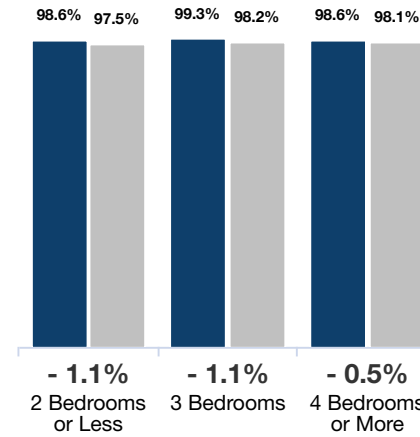
By Price Range

■ 2-2023 ■ 2-2024



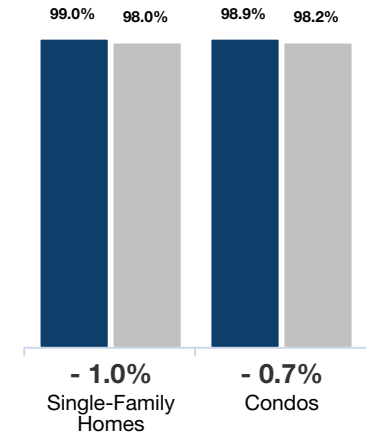
By Bedroom Count

■ 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	97.6%	96.1%	- 1.5%	97.3%	95.8%	- 1.5%	98.8%	98.6%	- 0.2%
\$150,001 to \$250,000	98.3%	96.0%	- 2.3%	98.0%	94.3%	- 3.8%	98.8%	98.4%	- 0.4%
\$250,001 to \$350,000	99.7%	98.9%	- 0.8%	99.8%	99.1%	- 0.7%	99.4%	98.2%	- 1.2%
\$350,001 to \$500,000	99.4%	98.7%	- 0.7%	99.5%	98.7%	- 0.8%	98.1%	98.8%	+ 0.7%
\$500,001 to \$750,000	99.0%	98.0%	- 1.0%	98.9%	98.1%	- 0.8%	99.5%	96.9%	- 2.6%
\$750,001 to \$1,000,000	98.4%	98.0%	- 0.4%	98.2%	98.0%	- 0.2%	100.6%	98.7%	- 1.9%
\$1,000,001 and Above	97.1%	96.1%	- 1.0%	97.2%	96.2%	- 1.0%	94.2%	94.4%	+ 0.2%
All Price Ranges	99.0%	98.0%	- 1.0%	99.0%	98.0%	- 1.0%	98.9%	98.2%	- 0.7%
By Bedroom Count	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
2 Bedrooms or Less	98.6%	97.5%	- 1.1%	98.8%	97.0%	- 1.8%	98.5%	98.0%	- 0.5%
3 Bedrooms	99.3%	98.2%	- 1.1%	99.2%	98.2%	- 1.0%	99.6%	98.4%	- 1.2%
4 Bedrooms or More	98.6%	98.1%	- 0.5%	98.6%	98.1%	- 0.5%	100.2%	97.8%	- 2.4%
All Bedroom Counts	99.0%	98.0%	- 1.0%	99.0%	98.0%	- 1.0%	98.9%	98.2%	- 0.7%

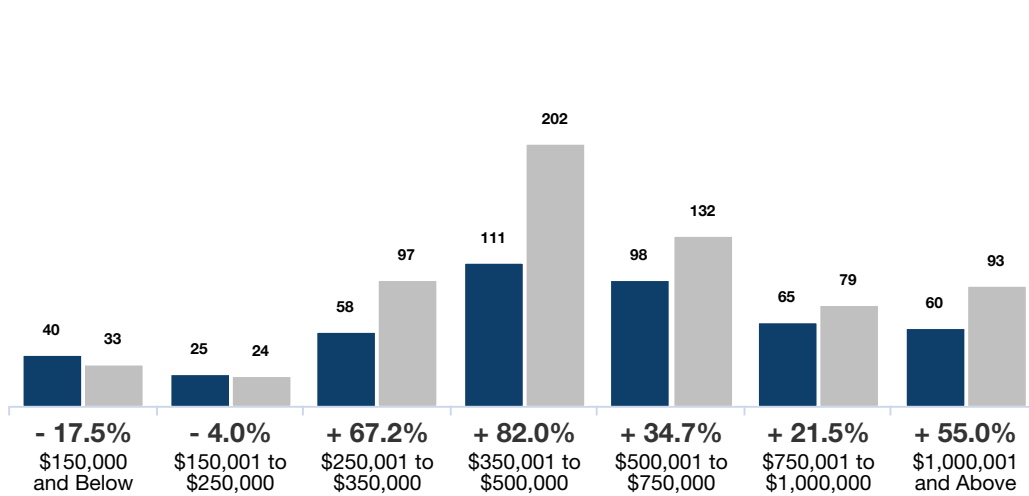
Inventory of Homes for Sale



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

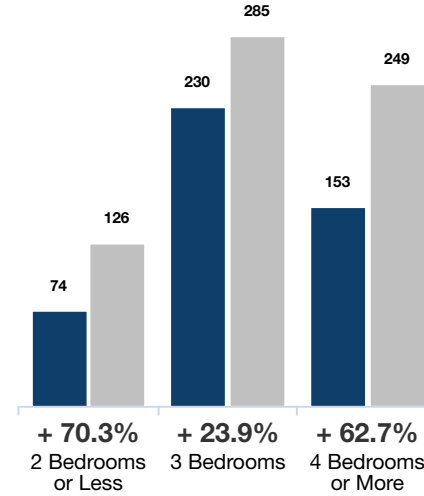
By Price Range

■ 2-2023 ■ 2-2024



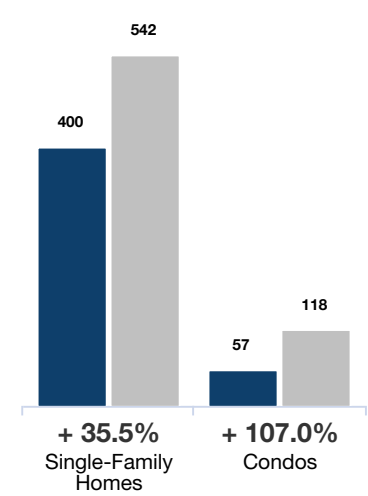
By Bedroom Count

■ 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	40	33	- 17.5%	33	30	- 9.1%	7	3	- 57.1%
\$150,001 to \$250,000	25	24	- 4.0%	18	18	0.0%	7	6	- 14.3%
\$250,001 to \$350,000	58	97	+ 67.2%	46	49	+ 6.5%	12	48	+ 300.0%
\$350,001 to \$500,000	111	202	+ 82.0%	94	163	+ 73.4%	17	39	+ 129.4%
\$500,001 to \$750,000	98	132	+ 34.7%	90	118	+ 31.1%	8	14	+ 75.0%
\$750,001 to \$1,000,000	65	79	+ 21.5%	62	74	+ 19.4%	3	5	+ 66.7%
\$1,000,001 and Above	60	93	+ 55.0%	57	90	+ 57.9%	3	3	0.0%
All Price Ranges	457	660	+ 44.4%	400	542	+ 35.5%	57	118	+ 107.0%
By Bedroom Count	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
2 Bedrooms or Less	74	126	+ 70.3%	45	49	+ 8.9%	29	77	+ 165.5%
3 Bedrooms	230	285	+ 23.9%	205	252	+ 22.9%	25	33	+ 32.0%
4 Bedrooms or More	153	249	+ 62.7%	150	241	+ 60.7%	3	8	+ 166.7%
All Bedroom Counts	457	660	+ 44.4%	400	542	+ 35.5%	57	118	+ 107.0%

Months Supply of Inventory

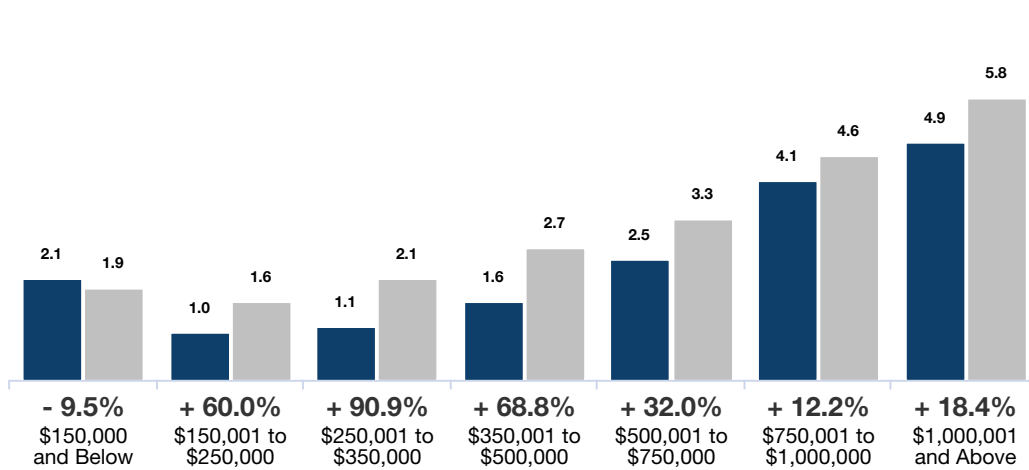


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

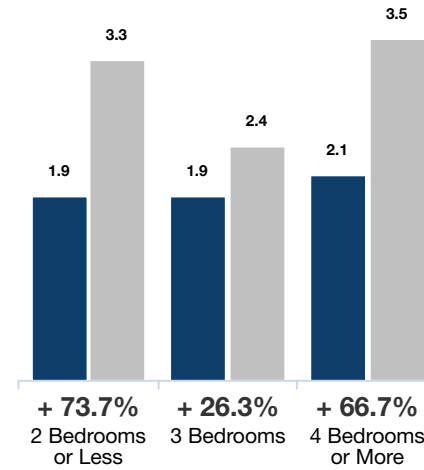
By Price Range

■ 2-2023 ■ 2-2024



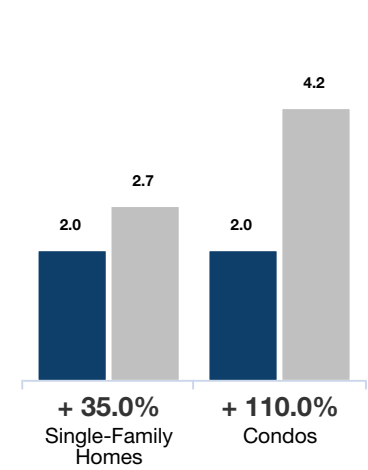
By Bedroom Count

■ 2-2023 ■ 2-2024



By Property Type

■ 2-2023 ■ 2-2024



All Properties

By Price Range	2-2023	2-2024	Change
\$150,000 and Below	2.1	1.9	- 9.5%
\$150,001 to \$250,000	1.0	1.6	+ 60.0%
\$250,001 to \$350,000	1.1	2.1	+ 90.9%
\$350,001 to \$500,000	1.6	2.7	+ 68.8%
\$500,001 to \$750,000	2.5	3.3	+ 32.0%
\$750,001 to \$1,000,000	4.1	4.6	+ 12.2%
\$1,000,001 and Above	4.9	5.8	+ 18.4%
All Price Ranges	2.0	2.9	+ 45.0%

Single-Family Homes

By Bedroom Count	2-2023	2-2024	Change
2 Bedrooms or Less	1.9	3.3	+ 73.7%
3 Bedrooms	1.9	2.4	+ 26.3%
4 Bedrooms or More	2.1	3.5	+ 66.7%
All Bedroom Counts	2.0	2.9	+ 45.0%

Condos

By Price Range	2-2023	2-2024	Change
\$150,000 and Below	2.0	1.2	- 40.0%
\$150,001 to \$250,000	1.1	2.1	+ 90.9%
\$250,001 to \$350,000	1.0	1.3	+ 30.0%
\$350,001 to \$500,000	1.5	2.3	+ 53.3%
\$500,001 to \$750,000	2.5	3.2	+ 28.0%
\$750,001 to \$1,000,000	4.1	4.6	+ 12.2%
\$1,000,001 and Above	4.9	5.8	+ 18.4%
All Price Ranges	2.0	2.7	+ 35.0%

By Bedroom Count	2-2023	2-2024	Change
2 Bedrooms or Less	1.9	3.3	+ 73.7%
3 Bedrooms	1.9	2.4	+ 26.3%
4 Bedrooms or More	2.1	3.5	+ 66.7%
All Bedroom Counts	2.0	2.9	+ 45.0%

By Price Range	2-2023	2-2024	Change
\$150,000 and Below	2.0	1.2	- 40.0%
\$150,001 to \$250,000	0.8	0.9	+ 12.5%
\$250,001 to \$350,000	1.4	5.5	+ 292.9%
\$350,001 to \$500,000	3.6	7.1	+ 97.2%
\$500,001 to \$750,000	2.5	4.2	+ 68.0%
\$750,001 to \$1,000,000	2.1	2.7	+ 28.6%
\$1,000,001 and Above	2.5	1.9	- 24.0%
All Price Ranges	2.0	4.2	+ 110.0%

By Price Range	2-2023	2-2024	Change
\$150,000 and Below	2.0	1.2	- 40.0%
\$150,001 to \$250,000	1.1	2.1	+ 90.9%
\$250,001 to \$350,000	1.0	1.3	+ 30.0%
\$350,001 to \$500,000	1.5	2.3	+ 53.3%
\$500,001 to \$750,000	2.5	3.2	+ 28.0%
\$750,001 to \$1,000,000	4.1	4.6	+ 12.2%
\$1,000,001 and Above	4.9	5.8	+ 18.4%
All Price Ranges	2.0	2.7	+ 35.0%