

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## March 2024

U.S. sales of new-residential homes fell for the first time in three months, sliding 0.3% month-over-month to a seasonally adjusted annual rate of 662,000 units, according to the Census Bureau, as the previous month's sales pace was revised up to 664,000 units from 661,000 units. Despite the decline, new-home sales were up 5.9% compared to the same time last year. The median new-home sales price also softened, dropping 7.6% year-over-year to \$400,500 as of last measure. For the 12-month period spanning April 2023 through March 2024, Pending Sales in the Beaufort-Jasper County REALTORS® region were down 0.1 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales rose 38.5 percent.

The overall Median Sales Price were up 5.5 percent to \$400,000. The property type with the largest gain was the Single-Family Homes segment, where prices were up 5.6 percent to \$411,648. The price range that tended to sell the quickest was the \$150,000 and Below range at 62 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 53.7 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale increased 97.0 percent. That amounts to 2.7 months of inventory for Single-Family Homes and 4.5 months of inventory for Condos.

## Quick Facts

**+ 38.5%**

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

**+ 7.1%**

Bedroom Count with  
Strongest Sales:  
**2 Bedrooms or Less**

**+ 4.2%**

Property Type With  
Strongest Sales:  
**Condos**

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>

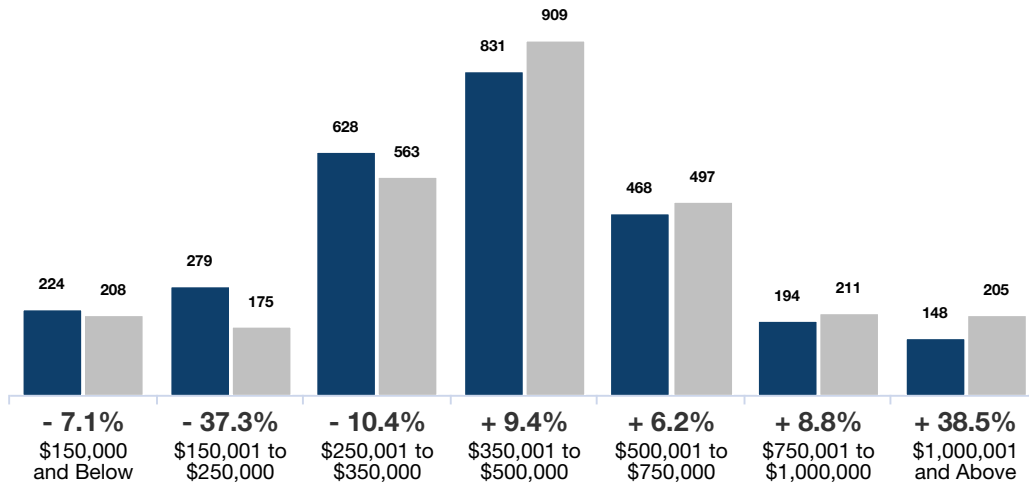


# Pending Sales

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

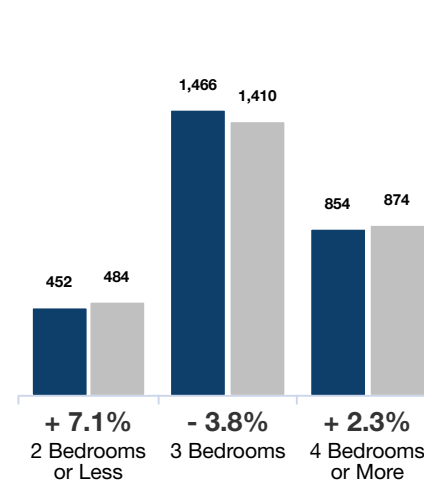
## By Price Range

■ 3-2023 ■ 3-2024



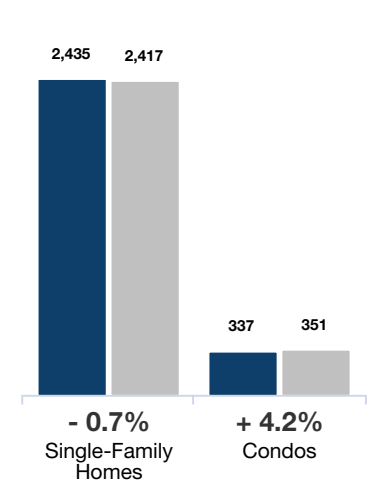
## By Bedroom Count

■ 3-2023 ■ 3-2024



## By Property Type

■ 3-2023 ■ 3-2024



### All Properties

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	224	208	- 7.1%
\$150,001 to \$250,000	279	175	- 37.3%
\$250,001 to \$350,000	628	563	- 10.4%
\$350,001 to \$500,000	831	909	+ 9.4%
\$500,001 to \$750,000	468	497	+ 6.2%
\$750,001 to \$1,000,000	194	211	+ 8.8%
\$1,000,001 and Above	148	205	+ 38.5%
<b>All Price Ranges</b>	<b>2,772</b>	<b>2,768</b>	<b>- 0.1%</b>

### Single-Family Homes

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	194	180	- 7.2%
\$150,001 to \$250,000	184	100	- 45.7%
\$250,001 to \$350,000	527	449	- 14.8%
\$350,001 to \$500,000	771	844	+ 9.5%
\$500,001 to \$750,000	431	454	+ 5.3%
\$750,001 to \$1,000,000	186	196	+ 5.4%
\$1,000,001 and Above	142	194	+ 36.6%
<b>All Price Ranges</b>	<b>2,435</b>	<b>2,417</b>	<b>- 0.7%</b>

### Condos

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	30	28	- 6.7%
\$150,001 to \$250,000	95	75	- 21.1%
\$250,001 to \$350,000	101	114	+ 12.9%
\$350,001 to \$500,000	60	65	+ 8.3%
\$500,001 to \$750,000	37	43	+ 16.2%
\$750,001 to \$1,000,000	8	15	+ 87.5%
\$1,000,001 and Above	6	11	+ 83.3%
<b>All Price Ranges</b>	<b>337</b>	<b>351</b>	<b>+ 4.2%</b>

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	452	484	+ 7.1%
3 Bedrooms	1,466	1,410	- 3.8%
4 Bedrooms or More	854	874	+ 2.3%
<b>All Bedroom Counts</b>	<b>2,772</b>	<b>2,768</b>	<b>- 0.1%</b>

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	234	269	+ 15.0%
3 Bedrooms	1,368	1,296	- 5.3%
4 Bedrooms or More	833	852	+ 2.3%
<b>All Bedroom Counts</b>	<b>2,435</b>	<b>2,417</b>	<b>- 0.7%</b>

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	218	215	- 1.4%
3 Bedrooms	98	114	+ 16.3%
4 Bedrooms or More	21	22	+ 4.8%
<b>All Bedroom Counts</b>	<b>337</b>	<b>351</b>	<b>+ 4.2%</b>

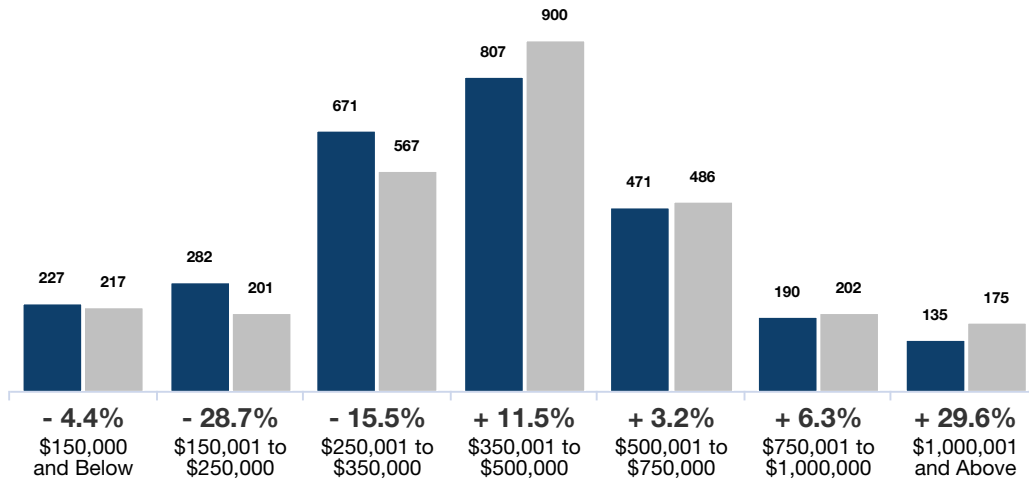
# Closed Sales



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

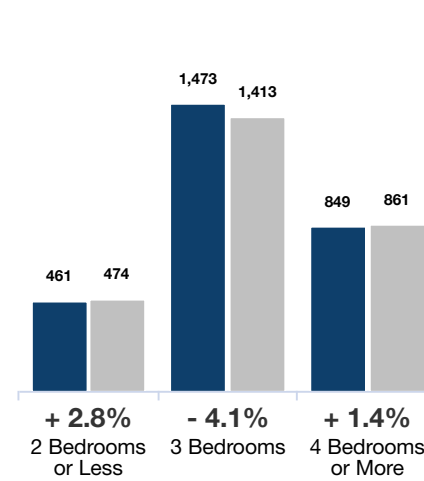
## By Price Range

■ 3-2023 ■ 3-2024



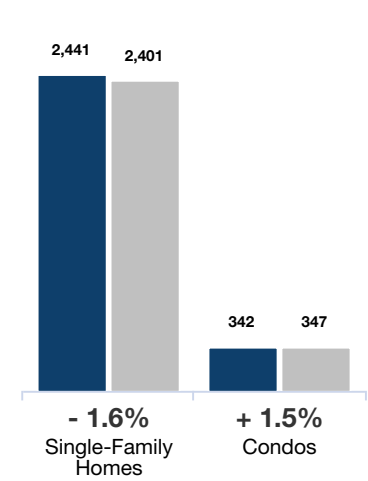
## By Bedroom Count

■ 3-2023 ■ 3-2024



## By Property Type

■ 3-2023 ■ 3-2024



### All Properties

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	227	217	- 4.4%
\$150,001 to \$250,000	282	201	- 28.7%
\$250,001 to \$350,000	671	567	- 15.5%
\$350,001 to \$500,000	807	900	+ 11.5%
\$500,001 to \$750,000	471	486	+ 3.2%
\$750,001 to \$1,000,000	190	202	+ 6.3%
\$1,000,001 and Above	135	175	+ 29.6%
<b>All Price Ranges</b>	<b>2,783</b>	<b>2,748</b>	<b>- 1.3%</b>

### Single-Family Homes

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	192	190	- 1.0%
\$150,001 to \$250,000	181	116	- 35.9%
\$250,001 to \$350,000	570	456	- 20.0%
\$350,001 to \$500,000	751	836	+ 11.3%
\$500,001 to \$750,000	437	447	+ 2.3%
\$750,001 to \$1,000,000	179	190	+ 6.1%
\$1,000,001 and Above	131	166	+ 26.7%
<b>All Price Ranges</b>	<b>2,441</b>	<b>2,401</b>	<b>- 1.6%</b>

### Condos

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	35	27	- 22.9%
\$150,001 to \$250,000	101	85	- 15.8%
\$250,001 to \$350,000	101	111	+ 9.9%
\$350,001 to \$500,000	56	64	+ 14.3%
\$500,001 to \$750,000	34	39	+ 14.7%
\$750,001 to \$1,000,000	11	12	+ 9.1%
\$1,000,001 and Above	4	9	+ 125.0%
<b>All Price Ranges</b>	<b>342</b>	<b>347</b>	<b>+ 1.5%</b>

### By Bedroom Count

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	461	474	+ 2.8%
3 Bedrooms	1,473	1,413	- 4.1%
4 Bedrooms or More	849	861	+ 1.4%
<b>All Bedroom Counts</b>	<b>2,783</b>	<b>2,748</b>	<b>- 1.3%</b>

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	238	265	+ 11.3%
3 Bedrooms	1,373	1,294	- 5.8%
4 Bedrooms or More	830	842	+ 1.4%
<b>All Bedroom Counts</b>	<b>2,441</b>	<b>2,401</b>	<b>- 1.6%</b>

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	223	209	- 6.3%
3 Bedrooms	100	119	+ 19.0%
4 Bedrooms or More	19	19	0.0%
<b>All Bedroom Counts</b>	<b>342</b>	<b>347</b>	<b>+ 1.5%</b>

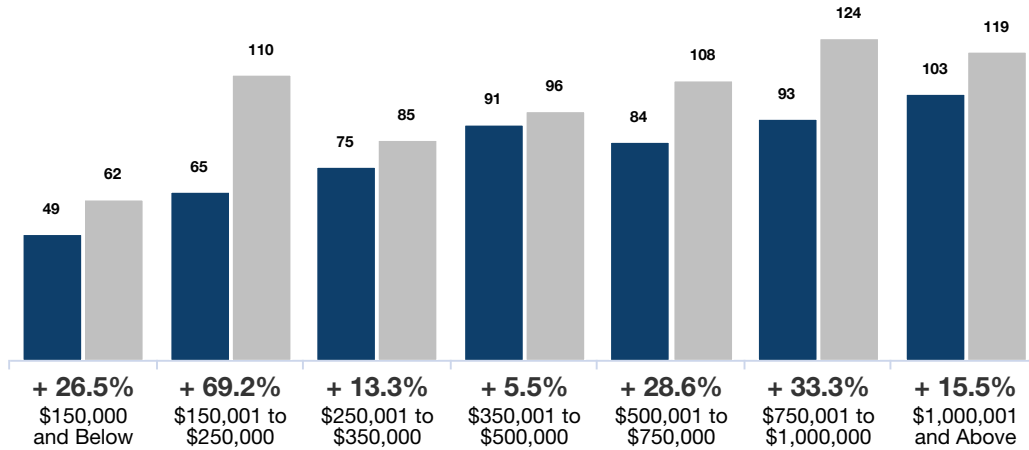
# Days On Market Until Sale

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

Based on a rolling 12-month average.

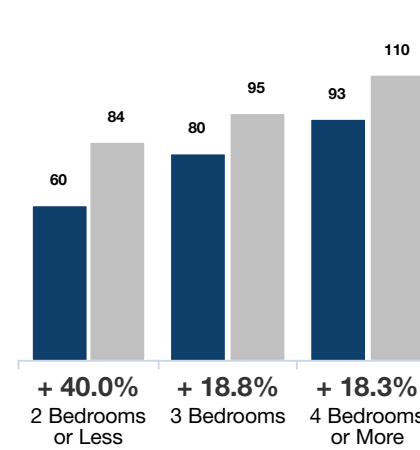
## By Price Range

■ 3-2023 ■ 3-2024



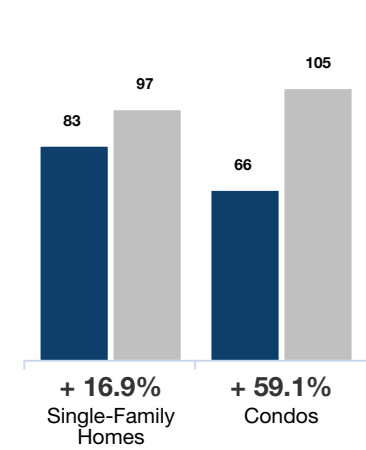
## By Bedroom Count

■ 3-2023 ■ 3-2024



## By Property Type

■ 3-2023 ■ 3-2024



### All Properties

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	49	62	+ 26.5%
\$150,001 to \$250,000	65	110	+ 69.2%
\$250,001 to \$350,000	75	85	+ 13.3%
\$350,001 to \$500,000	91	96	+ 5.5%
\$500,001 to \$750,000	84	108	+ 28.6%
\$750,001 to \$1,000,000	93	124	+ 33.3%
\$1,000,001 and Above	103	119	+ 15.5%
<b>All Price Ranges</b>	<b>81</b>	<b>98</b>	<b>+ 21.0%</b>

### Single-Family Homes

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	49	64	+ 30.6%
\$150,001 to \$250,000	72	81	+ 12.5%
\$250,001 to \$350,000	77	84	+ 9.1%
\$350,001 to \$500,000	91	96	+ 5.5%
\$500,001 to \$750,000	85	109	+ 28.2%
\$750,001 to \$1,000,000	93	127	+ 36.6%
\$1,000,001 and Above	105	115	+ 9.5%
<b>All Price Ranges</b>	<b>83</b>	<b>97</b>	<b>+ 16.9%</b>

### Condos

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	48	46	- 4.2%
\$150,001 to \$250,000	52	150	+ 188.5%
\$250,001 to \$350,000	65	88	+ 35.4%
\$350,001 to \$500,000	100	99	- 1.0%
\$500,001 to \$750,000	65	94	+ 44.6%
\$750,001 to \$1,000,000	101	84	- 16.8%
\$1,000,001 and Above	64	182	+ 184.4%
<b>All Price Ranges</b>	<b>66</b>	<b>105</b>	<b>+ 59.1%</b>

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	60	84	+ 40.0%
3 Bedrooms	80	95	+ 18.8%
4 Bedrooms or More	93	110	+ 18.3%
<b>All Bedroom Counts</b>	<b>81</b>	<b>98</b>	<b>+ 21.0%</b>

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	58	78	+ 34.5%
3 Bedrooms	81	92	+ 13.6%
4 Bedrooms or More	93	110	+ 18.3%
<b>All Bedroom Counts</b>	<b>83</b>	<b>97</b>	<b>+ 16.9%</b>

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	63	92	+ 46.0%
3 Bedrooms	71	127	+ 78.9%
4 Bedrooms or More	87	109	+ 25.3%
<b>All Bedroom Counts</b>	<b>66</b>	<b>105</b>	<b>+ 59.1%</b>

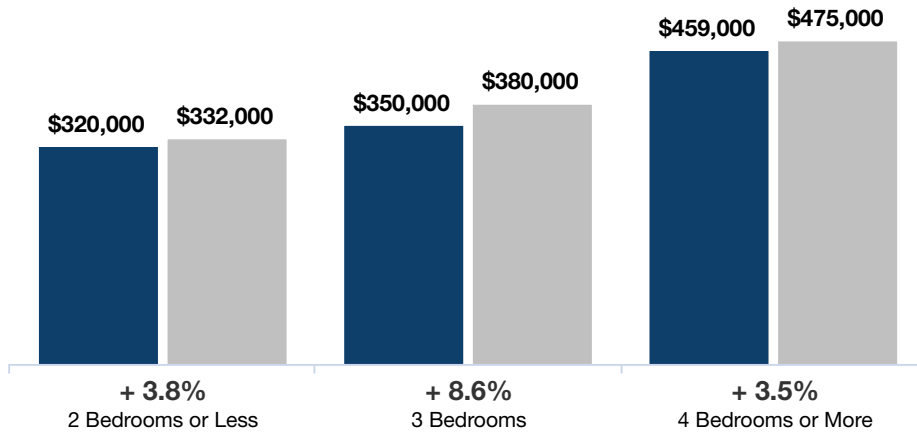
# Median Sales Price



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

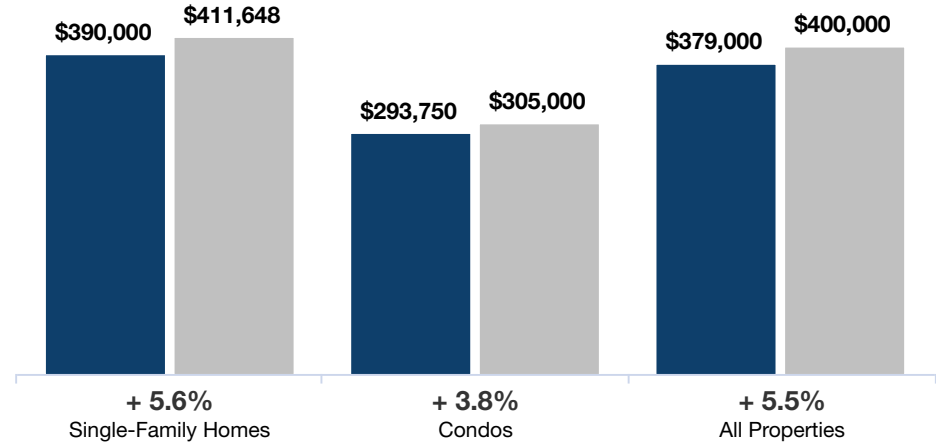
## By Bedroom Count

■ 3-2023 ■ 3-2024



## By Property Type

■ 3-2023 ■ 3-2024



### All Properties

#### By Bedroom Count

	3-2023	3-2024	Change
2 Bedrooms or Less	\$320,000	\$332,000	+ 3.8%
3 Bedrooms	\$350,000	\$380,000	+ 8.6%
4 Bedrooms or More	\$459,000	\$475,000	+ 3.5%
<b>All Bedroom Counts</b>	<b>\$379,000</b>	<b>\$400,000</b>	<b>+ 5.5%</b>

### Single-Family Homes

	3-2023	3-2024	Change
Single-Family Homes	\$380,950	\$377,500	- 0.9%
Single-Family Homes	\$355,000	\$385,000	+ 8.5%
Single-Family Homes	\$463,800	\$475,000	+ 2.4%
<b>All Single-Family Homes</b>	<b>\$390,000</b>	<b>\$411,648</b>	<b>+ 5.6%</b>

### Condos

	3-2023	3-2024	Change
Condos	\$280,000	\$275,000	- 1.8%
Condos	\$310,000	\$335,000	+ 8.1%
Condos	\$284,000	\$450,000	+ 58.5%
<b>All Condos</b>	<b>\$293,750</b>	<b>\$305,000</b>	<b>+ 3.8%</b>

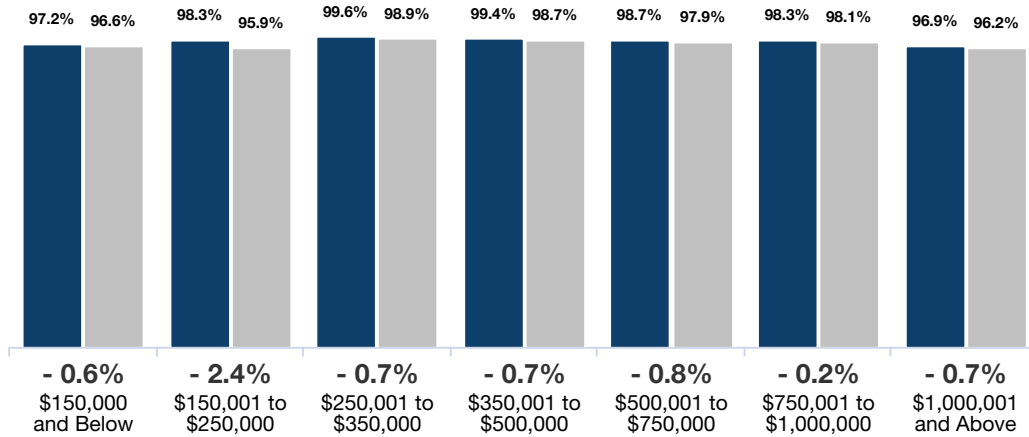
# Percent of List Price Received



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.**

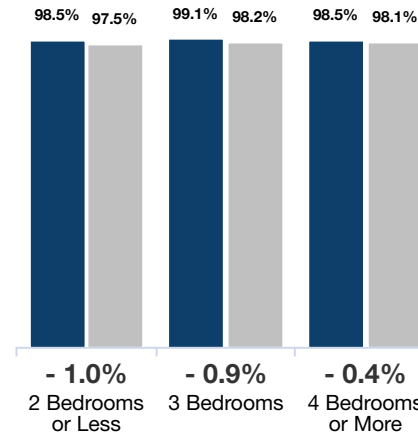
## By Price Range

■ 3-2023 ■ 3-2024



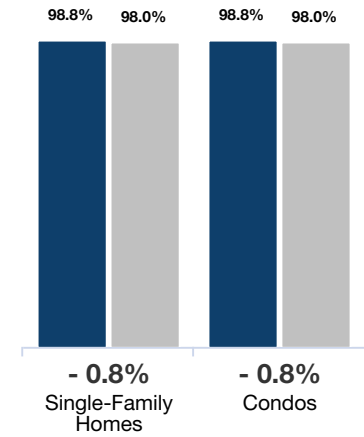
## By Bedroom Count

■ 3-2023 ■ 3-2024



## By Property Type

■ 3-2023 ■ 3-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change
\$150,000 and Below	97.2%	96.6%	-0.6%	96.9%	96.3%	-0.6%	98.8%	98.6%	-0.2%
\$150,001 to \$250,000	98.3%	95.9%	-2.4%	98.0%	94.3%	-3.8%	98.8%	98.2%	-0.6%
\$250,001 to \$350,000	99.6%	98.9%	-0.7%	99.7%	99.1%	-0.6%	99.1%	98.2%	-0.9%
\$350,001 to \$500,000	99.4%	98.7%	-0.7%	99.5%	98.7%	-0.8%	97.9%	98.5%	+0.6%
\$500,001 to \$750,000	98.7%	97.9%	-0.8%	98.7%	98.0%	-0.7%	99.5%	96.9%	-2.6%
\$750,001 to \$1,000,000	98.3%	98.1%	-0.2%	98.1%	98.1%	0.0%	100.6%	98.4%	-2.2%
\$1,000,001 and Above	96.9%	96.2%	-0.7%	97.0%	96.3%	-0.7%	94.2%	94.4%	+0.2%
<b>All Price Ranges</b>	<b>98.8%</b>	<b>98.0%</b>	<b>-0.8%</b>	<b>98.8%</b>	<b>98.0%</b>	<b>-0.8%</b>	<b>98.8%</b>	<b>98.0%</b>	<b>-0.8%</b>
By Bedroom Count	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change
2 Bedrooms or Less	98.5%	97.5%	-1.0%	98.7%	97.1%	-1.6%	98.4%	98.0%	-0.4%
3 Bedrooms	99.1%	98.2%	-0.9%	99.1%	98.2%	-0.9%	99.6%	98.2%	-1.4%
4 Bedrooms or More	98.5%	98.1%	-0.4%	98.5%	98.1%	-0.4%	100.1%	97.8%	-2.3%
<b>All Bedroom Counts</b>	<b>98.8%</b>	<b>98.0%</b>	<b>-0.8%</b>	<b>98.8%</b>	<b>98.0%</b>	<b>-0.8%</b>	<b>98.8%</b>	<b>98.0%</b>	<b>-0.8%</b>

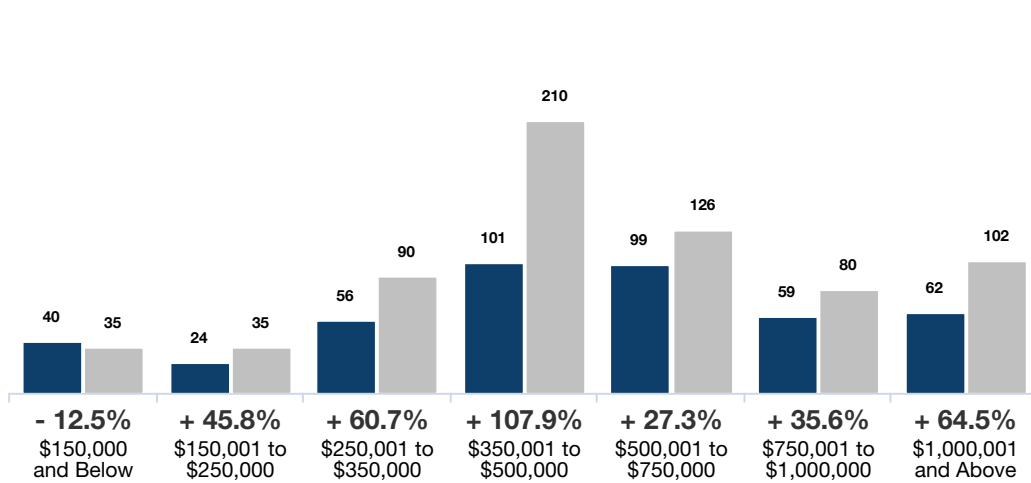
# Inventory of Homes for Sale



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

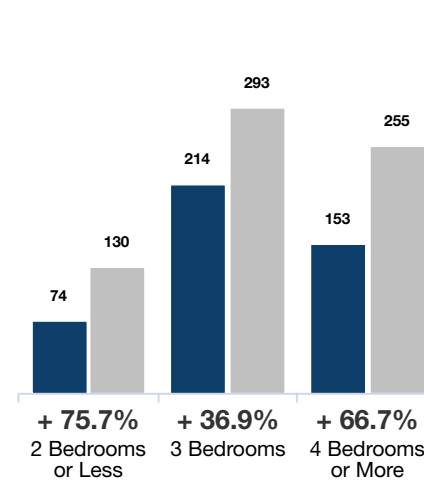
## By Price Range

■ 3-2023 ■ 3-2024



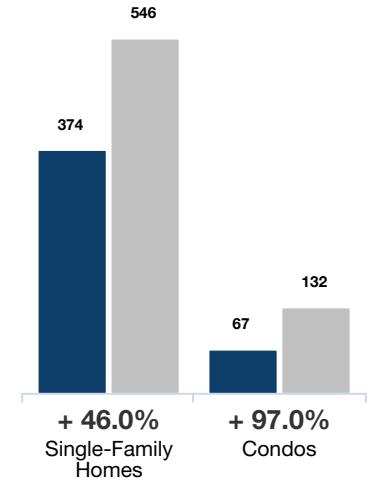
## By Bedroom Count

■ 3-2023 ■ 3-2024



## By Property Type

■ 3-2023 ■ 3-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change
\$150,000 and Below	40	35	- 12.5%	32	31	- 3.1%	8	4	- 50.0%
\$150,001 to \$250,000	24	35	+ 45.8%	15	20	+ 33.3%	9	15	+ 66.7%
\$250,001 to \$350,000	56	90	+ 60.7%	39	38	- 2.6%	17	52	+ 205.9%
\$350,001 to \$500,000	101	210	+ 107.9%	84	171	+ 103.6%	17	39	+ 129.4%
\$500,001 to \$750,000	99	126	+ 27.3%	90	113	+ 25.6%	9	13	+ 44.4%
\$750,001 to \$1,000,000	59	80	+ 35.6%	56	73	+ 30.4%	3	7	+ 133.3%
\$1,000,001 and Above	62	102	+ 64.5%	58	100	+ 72.4%	4	2	- 50.0%
<b>All Price Ranges</b>	<b>441</b>	<b>678</b>	<b>+ 53.7%</b>	<b>374</b>	<b>546</b>	<b>+ 46.0%</b>	<b>67</b>	<b>132</b>	<b>+ 97.0%</b>
By Bedroom Count	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change
2 Bedrooms or Less	74	130	+ 75.7%	38	50	+ 31.6%	36	80	+ 122.2%
3 Bedrooms	214	293	+ 36.9%	186	250	+ 34.4%	28	43	+ 53.6%
4 Bedrooms or More	153	255	+ 66.7%	150	246	+ 64.0%	3	9	+ 200.0%
<b>All Bedroom Counts</b>	<b>441</b>	<b>678</b>	<b>+ 53.7%</b>	<b>374</b>	<b>546</b>	<b>+ 46.0%</b>	<b>67</b>	<b>132</b>	<b>+ 97.0%</b>

# Months Supply of Inventory

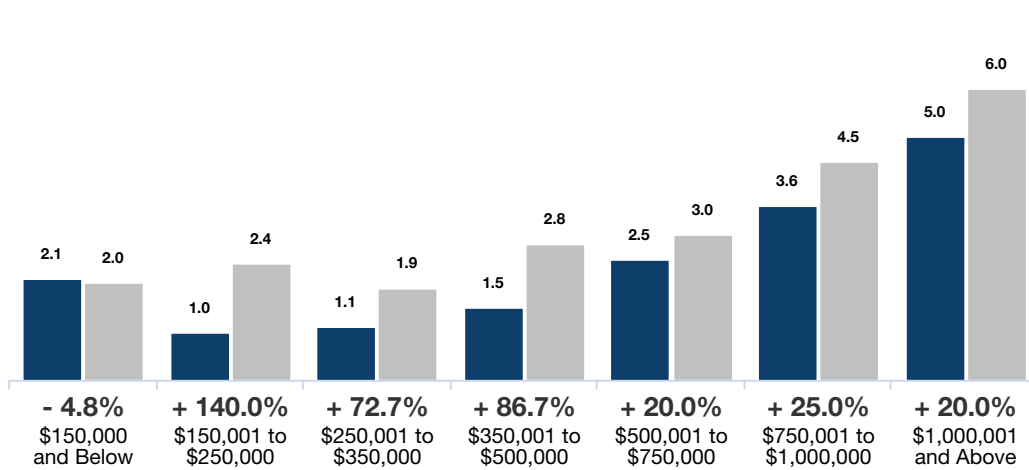


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

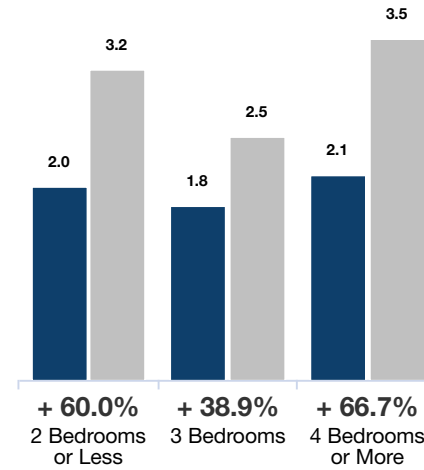
## By Price Range

■ 3-2023 ■ 3-2024



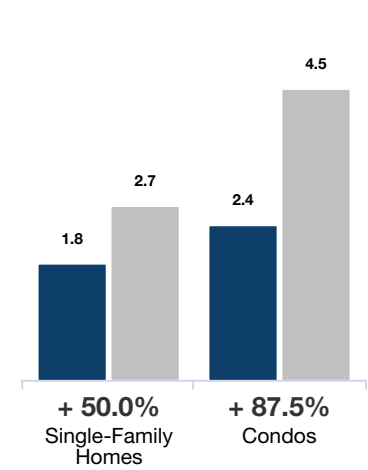
## By Bedroom Count

■ 3-2023 ■ 3-2024



## By Property Type

■ 3-2023 ■ 3-2024



### All Properties

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	2.1	2.0	- 4.8%
\$150,001 to \$250,000	1.0	2.4	+ 140.0%
\$250,001 to \$350,000	1.1	1.9	+ 72.7%
\$350,001 to \$500,000	1.5	2.8	+ 86.7%
\$500,001 to \$750,000	2.5	3.0	+ 20.0%
\$750,001 to \$1,000,000	3.6	4.5	+ 25.0%
\$1,000,001 and Above	5.0	6.0	+ 20.0%
<b>All Price Ranges</b>	<b>1.9</b>	<b>2.9</b>	<b>+ 52.6%</b>

### Single-Family Homes

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	2.0	2.1	+ 5.0%
3 Bedrooms	1.0	2.4	+ 140.0%
4 Bedrooms or More	0.9	1.0	+ 11.1%
2 Bedrooms or Less	1.3	2.4	+ 84.6%
3 Bedrooms	2.5	3.0	+ 20.0%
4 Bedrooms or More	3.6	4.5	+ 25.0%
<b>All Bedroom Counts</b>	<b>1.8</b>	<b>2.7</b>	<b>+ 50.0%</b>

### Condos

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	2.9	1.6	- 44.8%
\$150,001 to \$250,000	1.1	2.4	+ 118.2%
\$250,001 to \$350,000	2.0	5.5	+ 175.0%
\$350,001 to \$500,000	3.4	7.2	+ 111.8%
\$500,001 to \$750,000	2.9	3.6	+ 24.1%
\$750,001 to \$1,000,000	2.2	3.3	+ 50.0%
\$1,000,001 and Above	3.3	1.1	- 66.7%
<b>All Price Ranges</b>	<b>2.4</b>	<b>4.5</b>	<b>+ 87.5%</b>

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	2.0	3.2	+ 60.0%
3 Bedrooms	1.8	2.5	+ 38.9%
4 Bedrooms or More	2.1	3.5	+ 66.7%
<b>All Bedroom Counts</b>	<b>1.9</b>	<b>2.9</b>	<b>+ 52.6%</b>

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	2.0	2.1	+ 5.0%
\$150,001 to \$250,000	1.0	2.4	+ 140.0%
\$250,001 to \$350,000	0.9	1.0	+ 11.1%
\$350,001 to \$500,000	1.3	2.4	+ 84.6%
\$500,001 to \$750,000	2.5	3.0	+ 20.0%
\$750,001 to \$1,000,000	3.6	4.5	+ 25.0%
\$1,000,001 and Above	4.9	6.2	+ 26.5%
<b>All Price Ranges</b>	<b>1.8</b>	<b>2.7</b>	<b>+ 50.0%</b>