

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



April 2024

U.S. sales of new residential homes are on the rise again, following a dip in activity the previous month. According to the Census Bureau, new-home sales climbed 8.8% month-over-month to a seasonally adjusted annual rate of 693,000 units, the highest level since last September. New-home sales were up in all four regions, but were highest in the Northeast, where sales jumped 27.8% from the previous month. For the 12-month period spanning May 2023 through April 2024, Pending Sales in the Beaufort-Jasper County REALTORS® region improved 1.6 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales improved 45.6 percent.

The overall Median Sales Price went up 6.0 percent to \$403,990. The property type with the largest gain was the Single-Family Homes segment, where prices went up 5.7 percent to \$414,945. 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 \$1,000,001 and Above range at 121 days.

Market-wide, inventory levels were up 71.7 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale improved 124.2 percent. That amounts to 2.9 months of inventory for Single-Family Homes and 4.9 months of inventory for Condos.

Quick Facts

+ 45.6%

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

+ 6.9%

Bedroom Count with
Strongest Sales:
2 Bedrooms or Less

+ 8.7%

Property Type With
Strongest Sales:
Condos

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



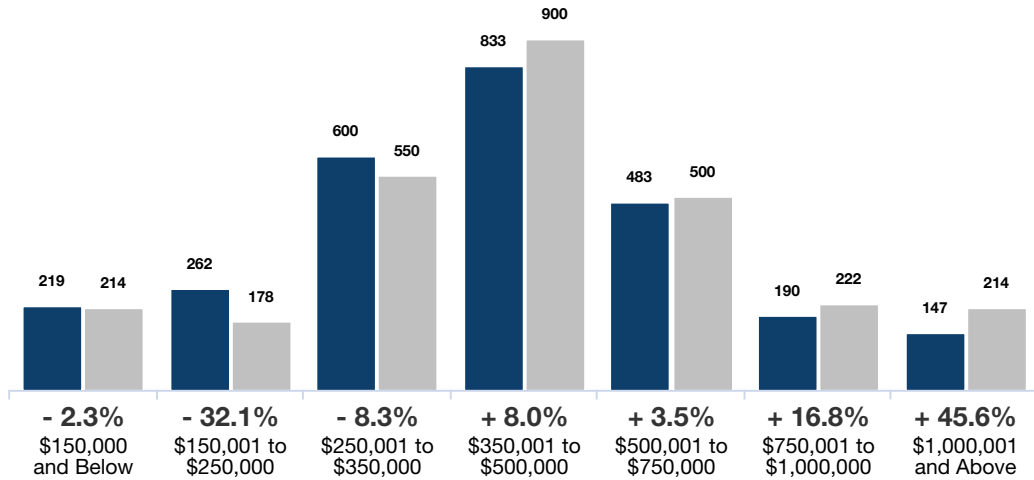
Pending Sales



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

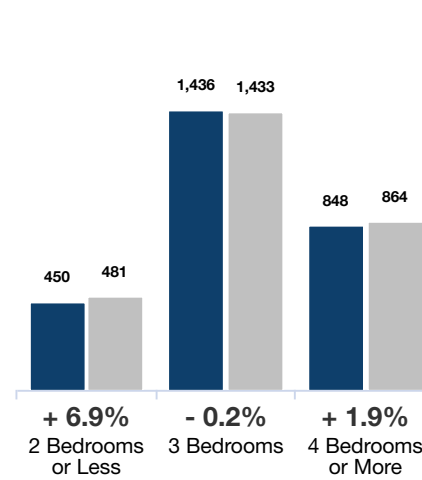
By Price Range

■ 4-2023 ■ 4-2024



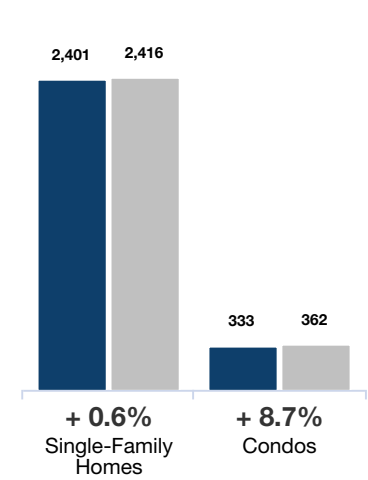
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	219	214	- 2.3%
\$150,001 to \$250,000	262	178	- 32.1%
\$250,001 to \$350,000	600	550	- 8.3%
\$350,001 to \$500,000	833	900	+ 8.0%
\$500,001 to \$750,000	483	500	+ 3.5%
\$750,001 to \$1,000,000	190	222	+ 16.8%
\$1,000,001 and Above	147	214	+ 45.6%
All Price Ranges	2,734	2,778	+ 1.6%

Single-Family Homes

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	450	481	+ 6.9%
3 Bedrooms	1,436	1,433	- 0.2%
4 Bedrooms or More	848	864	+ 1.9%
All Bedroom Counts	2,734	2,778	+ 1.6%

Condos

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	189	188	- 0.5%
\$150,001 to \$250,000	172	100	- 41.9%
\$250,001 to \$350,000	501	432	- 13.8%
\$350,001 to \$500,000	768	836	+ 8.9%
\$500,001 to \$750,000	448	451	+ 0.7%
\$750,001 to \$1,000,000	183	207	+ 13.1%
\$1,000,001 and Above	140	202	+ 44.3%
All Price Ranges	2,401	2,416	+ 0.6%

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	450	481	+ 6.9%
3 Bedrooms	1,436	1,433	- 0.2%
4 Bedrooms or More	848	864	+ 1.9%
All Bedroom Counts	2,734	2,778	+ 1.6%

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	30	26	- 13.3%
\$150,001 to \$250,000	90	78	- 13.3%
\$250,001 to \$350,000	99	118	+ 19.2%
\$350,001 to \$500,000	65	64	- 1.5%
\$500,001 to \$750,000	35	49	+ 40.0%
\$750,001 to \$1,000,000	7	15	+ 114.3%
\$1,000,001 and Above	7	12	+ 71.4%
All Price Ranges	333	362	+ 8.7%

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	236	264	+ 11.9%
3 Bedrooms	1,337	1,312	- 1.9%
4 Bedrooms or More	828	840	+ 1.4%
All Bedroom Counts	2,401	2,416	+ 0.6%

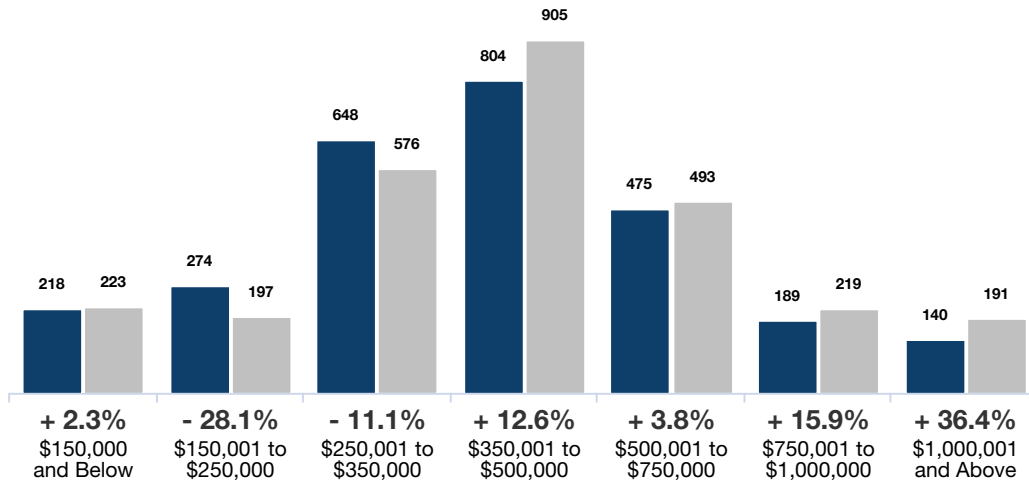
Closed Sales



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

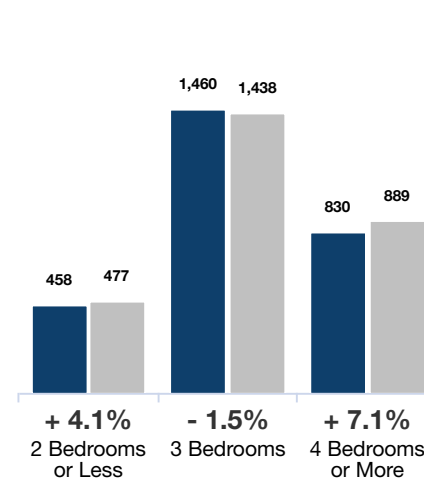
By Price Range

■ 4-2023 ■ 4-2024



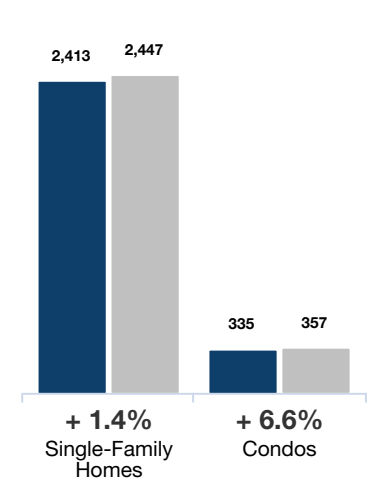
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	218	223	+ 2.3%
\$150,001 to \$250,000	274	197	- 28.1%
\$250,001 to \$350,000	648	576	- 11.1%
\$350,001 to \$500,000	804	905	+ 12.6%
\$500,001 to \$750,000	475	493	+ 3.8%
\$750,001 to \$1,000,000	189	219	+ 15.9%
\$1,000,001 and Above	140	191	+ 36.4%
All Price Ranges	2,748	2,804	+ 2.0%

Single-Family Homes

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	188	196	+ 4.3%
\$150,001 to \$250,000	179	108	- 39.7%
\$250,001 to \$350,000	548	463	- 15.5%
\$350,001 to \$500,000	742	840	+ 13.2%
\$500,001 to \$750,000	443	453	+ 2.3%
\$750,001 to \$1,000,000	178	206	+ 15.7%
\$1,000,001 and Above	135	181	+ 34.1%
All Price Ranges	2,413	2,447	+ 1.4%

Condos

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	30	27	- 10.0%
\$150,001 to \$250,000	95	89	- 6.3%
\$250,001 to \$350,000	100	113	+ 13.0%
\$350,001 to \$500,000	62	65	+ 4.8%
\$500,001 to \$750,000	32	40	+ 25.0%
\$750,001 to \$1,000,000	11	13	+ 18.2%
\$1,000,001 and Above	5	10	+ 100.0%
All Price Ranges	335	357	+ 6.6%

By Bedroom Count

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	458	477	+ 4.1%
3 Bedrooms	1,460	1,438	- 1.5%
4 Bedrooms or More	830	889	+ 7.1%
All Bedroom Counts	2,748	2,804	+ 2.0%

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	237	264	+ 11.4%
3 Bedrooms	1,365	1,315	- 3.7%
4 Bedrooms or More	811	868	+ 7.0%
All Bedroom Counts	2,413	2,447	+ 1.4%

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	221	213	- 3.6%
3 Bedrooms	95	123	+ 29.5%
4 Bedrooms or More	19	21	+ 10.5%
All Bedroom Counts	335	357	+ 6.6%

Days On Market Until Sale

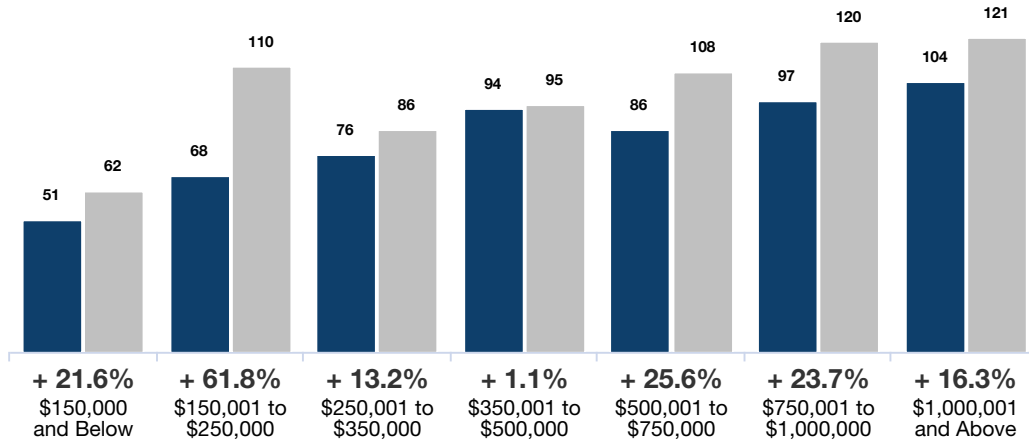


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

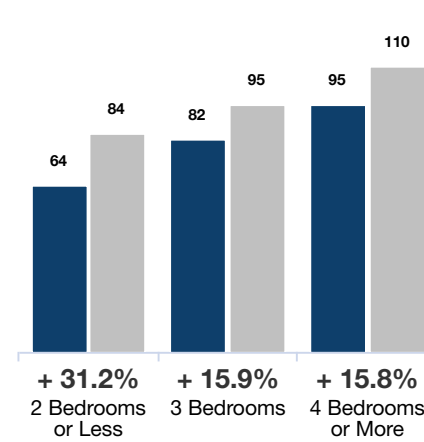
By Price Range

■ 4-2023 ■ 4-2024



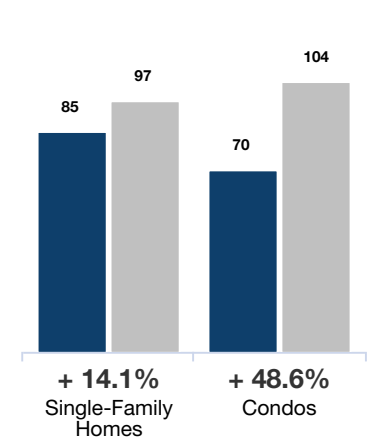
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	51	62	+ 21.6%
\$150,001 to \$250,000	68	110	+ 61.8%
\$250,001 to \$350,000	76	86	+ 13.2%
\$350,001 to \$500,000	94	95	+ 1.1%
\$500,001 to \$750,000	86	108	+ 25.6%
\$750,001 to \$1,000,000	97	120	+ 23.7%
\$1,000,001 and Above	104	121	+ 16.3%
All Price Ranges	83	98	+ 18.1%

Single-Family Homes

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	51	65	+ 27.5%
\$150,001 to \$250,000	76	78	+ 2.6%
\$250,001 to \$350,000	78	85	+ 9.0%
\$350,001 to \$500,000	93	95	+ 2.2%
\$500,001 to \$750,000	87	109	+ 25.3%
\$750,001 to \$1,000,000	96	122	+ 27.1%
\$1,000,001 and Above	104	121	+ 16.3%
All Price Ranges	85	97	+ 14.1%

Condos

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	50	46	- 8.0%
\$150,001 to \$250,000	53	147	+ 177.4%
\$250,001 to \$350,000	67	92	+ 37.3%
\$350,001 to \$500,000	98	97	- 1.0%
\$500,001 to \$750,000	71	89	+ 25.4%
\$750,001 to \$1,000,000	110	74	- 32.7%
\$1,000,001 and Above	111	139	+ 25.2%
All Price Ranges	70	104	+ 48.6%

By Bedroom Count

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	64	84	+ 31.2%
3 Bedrooms	82	95	+ 15.9%
4 Bedrooms or More	95	110	+ 15.8%
All Bedroom Counts	83	98	+ 18.1%

Single-Family Homes

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	62	77	+ 24.2%
3 Bedrooms	83	92	+ 10.8%
4 Bedrooms or More	95	110	+ 15.8%
All Bedroom Counts	85	97	+ 14.1%

Condos

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	65	92	+ 41.5%
3 Bedrooms	77	125	+ 62.3%
4 Bedrooms or More	91	96	+ 5.5%
All Bedroom Counts	70	104	+ 48.6%

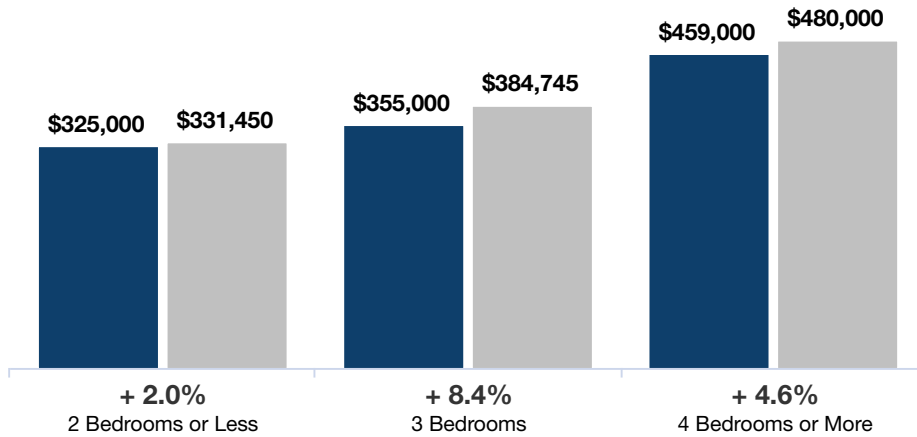
Median Sales Price



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

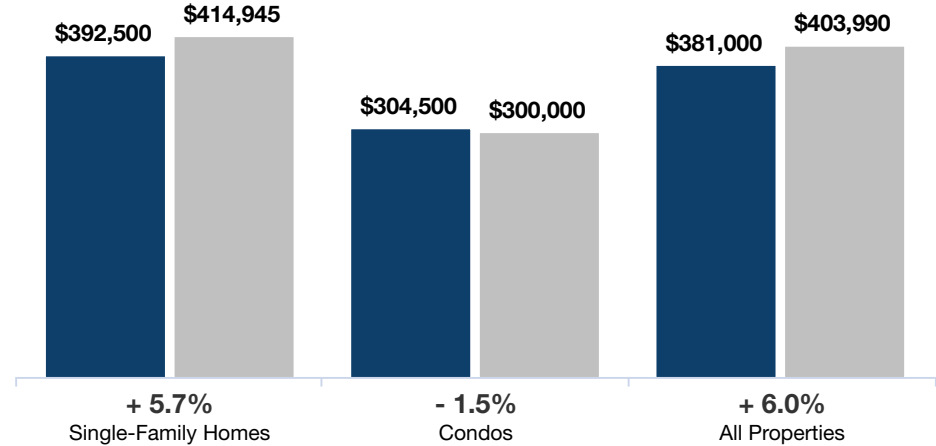
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties

By Bedroom Count

	4-2023	4-2024	Change
2 Bedrooms or Less	\$325,000	\$331,450	+ 2.0%
3 Bedrooms	\$355,000	\$384,745	+ 8.4%
4 Bedrooms or More	\$459,000	\$480,000	+ 4.6%
All Bedroom Counts	\$381,000	\$403,990	+ 6.0%

Single-Family Homes

	4-2023	4-2024	Change
Single-Family Homes	\$385,000	\$375,000	- 2.6%
	\$358,530	\$387,890	+ 8.2%
	\$462,815	\$479,745	+ 3.7%
All Single-Family Homes	\$392,500	\$414,945	+ 5.7%

Condos

	4-2023	4-2024	Change
Condos	\$290,000	\$274,900	- 5.2%
	\$315,000	\$335,000	+ 6.3%
	\$289,900	\$559,000	+ 92.8%
All Condos	\$304,500	\$300,000	- 1.5%

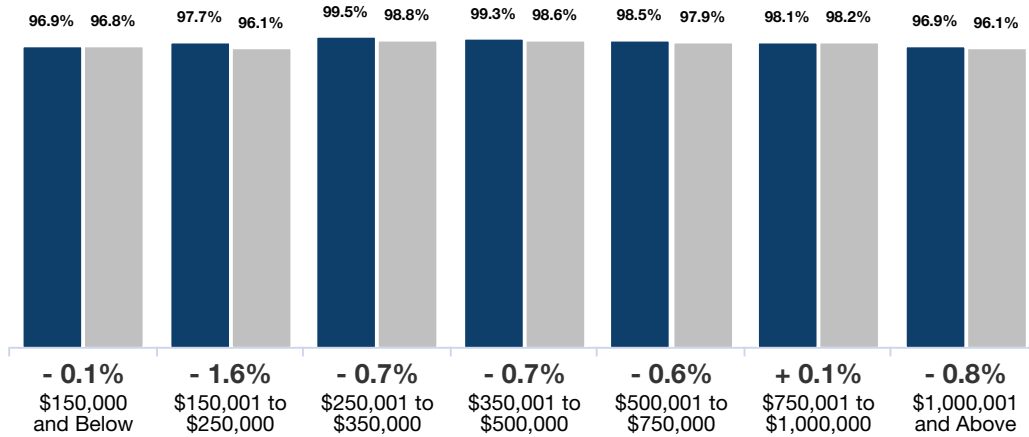
Percent of List Price Received



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.**

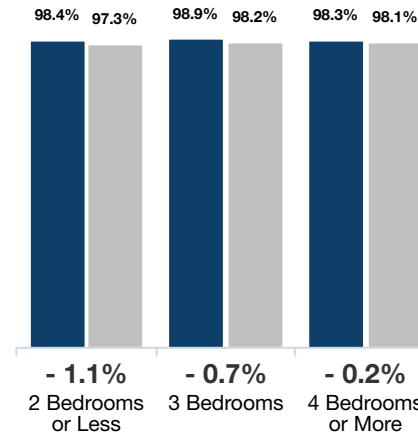
By Price Range

■ 4-2023 ■ 4-2024



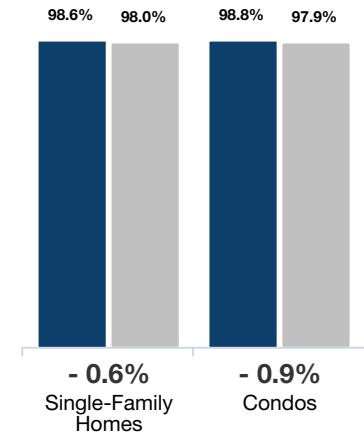
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
\$150,000 and Below	96.9%	96.8%	- 0.1%	96.6%	96.6%	0.0%	98.7%	98.6%	- 0.1%
\$150,001 to \$250,000	97.7%	96.1%	- 1.6%	97.4%	94.4%	- 3.1%	98.3%	98.1%	- 0.2%
\$250,001 to \$350,000	99.5%	98.8%	- 0.7%	99.5%	99.0%	- 0.5%	99.1%	98.3%	- 0.8%
\$350,001 to \$500,000	99.3%	98.6%	- 0.7%	99.3%	98.7%	- 0.6%	98.7%	97.6%	- 1.1%
\$500,001 to \$750,000	98.5%	97.9%	- 0.6%	98.4%	98.0%	- 0.4%	99.6%	96.9%	- 2.7%
\$750,001 to \$1,000,000	98.1%	98.2%	+ 0.1%	98.1%	98.1%	0.0%	99.2%	98.8%	- 0.4%
\$1,000,001 and Above	96.9%	96.1%	- 0.8%	97.0%	96.1%	- 0.9%	95.0%	95.0%	0.0%
All Price Ranges	98.6%	98.0%	- 0.6%	98.6%	98.0%	- 0.6%	98.8%	97.9%	- 0.9%
By Bedroom Count	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
2 Bedrooms or Less	98.4%	97.3%	- 1.1%	98.4%	97.1%	- 1.3%	98.5%	97.7%	- 0.8%
3 Bedrooms	98.9%	98.2%	- 0.7%	98.9%	98.2%	- 0.7%	99.3%	98.3%	- 1.0%
4 Bedrooms or More	98.3%	98.1%	- 0.2%	98.2%	98.1%	- 0.1%	99.2%	98.1%	- 1.1%
All Bedroom Counts	98.6%	98.0%	- 0.6%	98.6%	98.0%	- 0.6%	98.8%	97.9%	- 0.9%

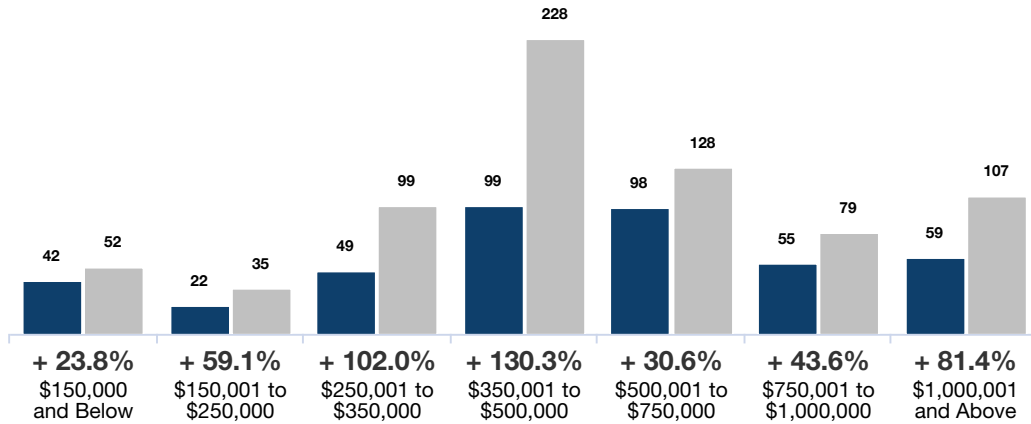
Inventory of Homes for Sale



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

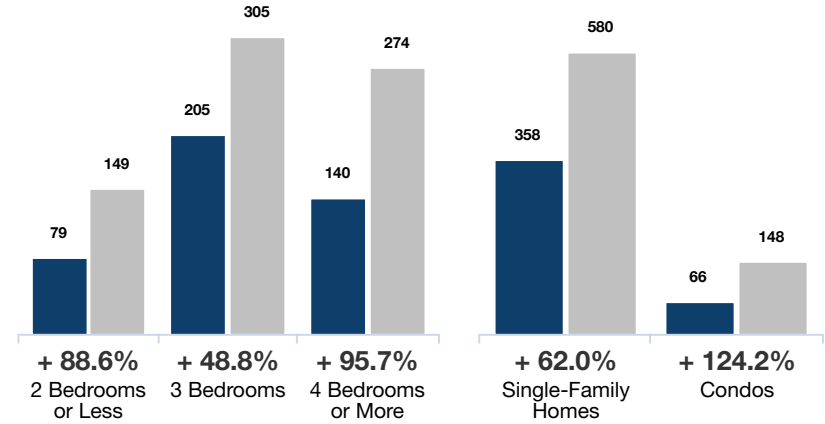
By Price Range

■ 4-2023 ■ 4-2024



By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024

	All Properties			Single-Family Homes			Condos		
By Price Range	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
\$150,000 and Below	42	52	+ 23.8%	36	45	+ 25.0%	6	7	+ 16.7%
\$150,001 to \$250,000	22	35	+ 59.1%	12	19	+ 58.3%	10	16	+ 60.0%
\$250,001 to \$350,000	49	99	+ 102.0%	31	46	+ 48.4%	18	53	+ 194.4%
\$350,001 to \$500,000	99	228	+ 130.3%	85	184	+ 116.5%	14	44	+ 214.3%
\$500,001 to \$750,000	98	128	+ 30.6%	87	113	+ 29.9%	11	15	+ 36.4%
\$750,001 to \$1,000,000	55	79	+ 43.6%	51	71	+ 39.2%	4	8	+ 100.0%
\$1,000,001 and Above	59	107	+ 81.4%	56	102	+ 82.1%	3	5	+ 66.7%
All Price Ranges	424	728	+ 71.7%	358	580	+ 62.0%	66	148	+ 124.2%
By Bedroom Count	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
2 Bedrooms or Less	79	149	+ 88.6%	43	56	+ 30.2%	36	93	+ 158.3%
3 Bedrooms	205	305	+ 48.8%	179	262	+ 46.4%	26	43	+ 65.4%
4 Bedrooms or More	140	274	+ 95.7%	136	262	+ 92.6%	4	12	+ 200.0%
All Bedroom Counts	424	728	+ 71.7%	358	580	+ 62.0%	66	148	+ 124.2%

Months Supply of Inventory

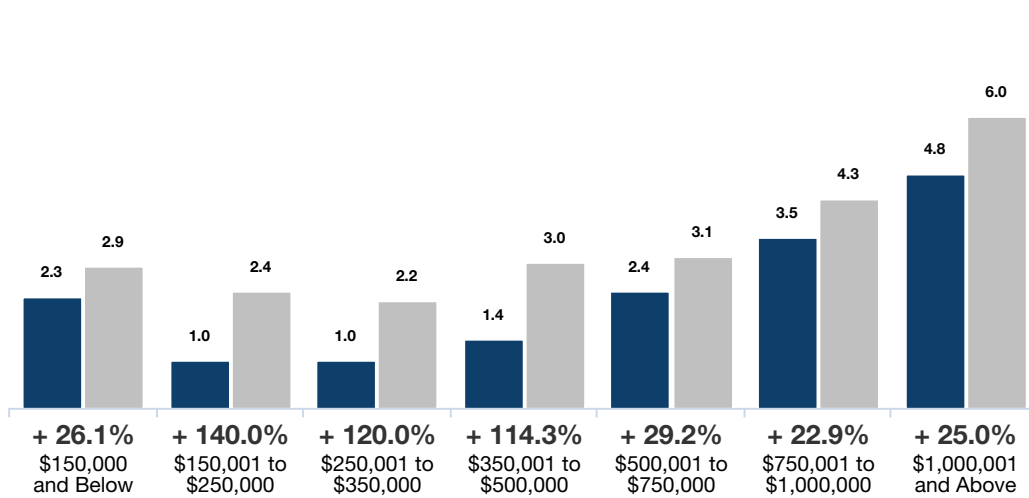


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

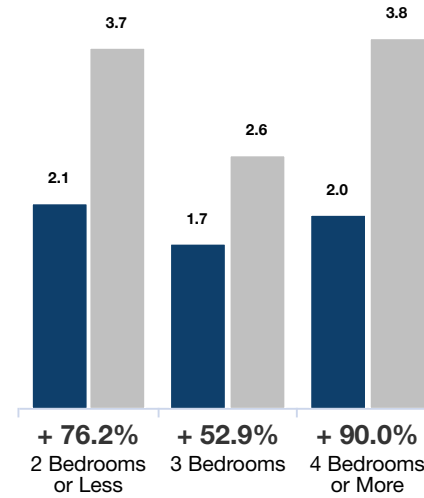
By Price Range

■ 4-2023 ■ 4-2024



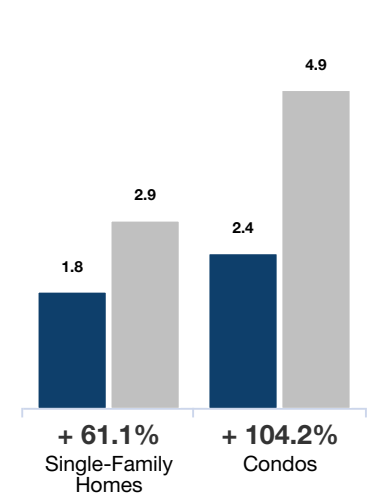
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	2.3	2.9	+ 26.1%
\$150,001 to \$250,000	1.0	2.4	+ 140.0%
\$250,001 to \$350,000	1.0	2.2	+ 120.0%
\$350,001 to \$500,000	1.4	3.0	+ 114.3%
\$500,001 to \$750,000	2.4	3.1	+ 29.2%
\$750,001 to \$1,000,000	3.5	4.3	+ 22.9%
\$1,000,001 and Above	4.8	6.0	+ 25.0%
All Price Ranges	1.9	3.1	+ 63.2%

Single-Family Homes

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	2.1	3.7	+ 76.2%
3 Bedrooms	1.7	2.6	+ 52.9%
4 Bedrooms or More	2.0	3.8	+ 90.0%
All Bedroom Counts	1.8	2.9	+ 61.1%

Condos

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	2.2	3.0	+ 36.4%
\$150,001 to \$250,000	0.8	2.3	+ 187.5%
\$250,001 to \$350,000	0.7	1.3	+ 85.7%
\$350,001 to \$500,000	1.3	2.6	+ 100.0%
\$500,001 to \$750,000	2.3	3.0	+ 30.4%
\$750,001 to \$1,000,000	3.3	4.1	+ 24.2%
\$1,000,001 and Above	4.8	6.1	+ 27.1%
All Price Ranges	2.4	4.9	+ 104.2%

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	2.1	3.7	+ 76.2%
3 Bedrooms	1.7	2.6	+ 52.9%
4 Bedrooms or More	2.0	3.8	+ 90.0%
All Bedroom Counts	1.9	3.1	+ 63.2%

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	2.2	2.5	+ 13.6%
\$150,001 to \$250,000	1.6	2.4	+ 50.0%
\$250,001 to \$350,000	2.0	3.7	+ 85.0%
All Price Ranges	1.8	2.9	+ 61.1%

By Property Type	4-2023	4-2024	Change
Single-Family Homes	2.0	5.1	+ 155.0%
Condos	3.2	4.3	+ 34.4%
All Property Types	1.8	4.9	+ 205.6%