

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## May 2024

Sales of newly built homes fell 4.7% month-over-month to a seasonally adjusted annual rate of 634,000, according to the U.S. Census Bureau, a 7.7% decrease from the same time last year. Demand for new homes softened due to higher sales prices, elevated mortgage rates, and an increase in existing-home supply, leading builder confidence to decline for the first time since November, according to the NAHB / Wells Fargo Housing Market Index (HMI). For the 12-month period spanning June 2023 through May 2024, Pending Sales in the Beaufort-Jasper County REALTORS® region went up 0.7 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales went up 36.9 percent.

The overall Median Sales Price improved 5.6 percent to \$406,451. The property type with the largest gain was the Single-Family Homes segment, where prices went up 5.9 percent to \$416,759. The price range that tended to sell the quickest was the \$150,000 and Below range at 59 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 127 days.

Market-wide, inventory levels increased 63.0 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale rose 112.5 percent. That amounts to 2.9 months of inventory for Single-Family Homes and 4.4 months of inventory for Condos.

## Quick Facts

**+ 36.9%**

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

**+ 8.5%**

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

**+ 11.7%**

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>



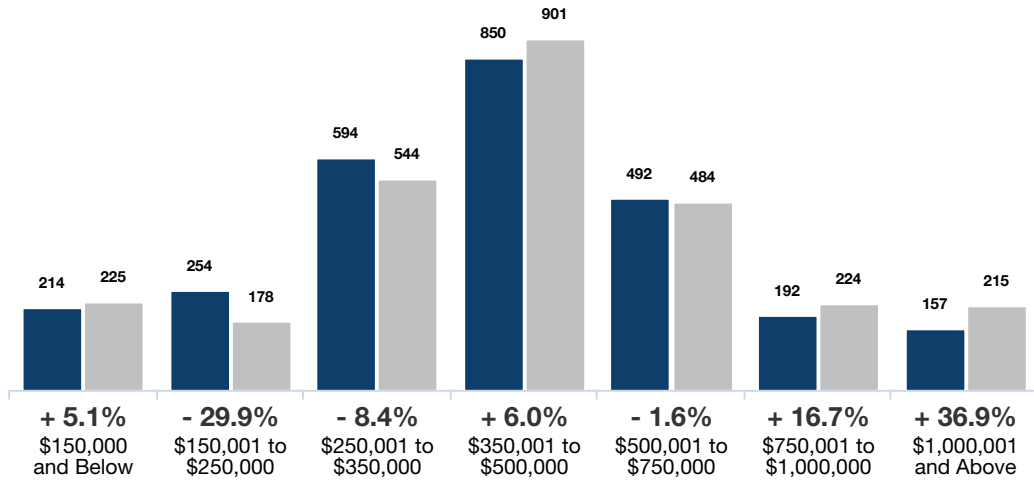
# Pending Sales



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

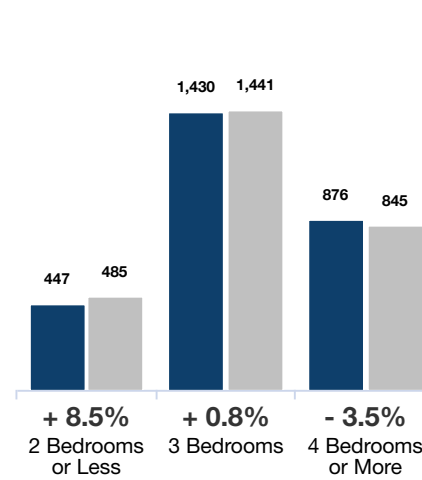
## By Price Range

■ 5-2023 ■ 5-2024



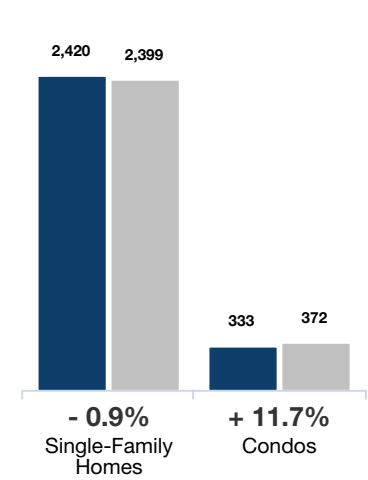
## By Bedroom Count

■ 5-2023 ■ 5-2024



## By Property Type

■ 5-2023 ■ 5-2024



### All Properties

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	214	225	+ 5.1%
\$150,001 to \$250,000	254	178	- 29.9%
\$250,001 to \$350,000	594	544	- 8.4%
\$350,001 to \$500,000	850	901	+ 6.0%
\$500,001 to \$750,000	492	484	- 1.6%
\$750,001 to \$1,000,000	192	224	+ 16.7%
\$1,000,001 and Above	157	215	+ 36.9%
<b>All Price Ranges</b>	<b>2,753</b>	<b>2,771</b>	<b>+ 0.7%</b>

### Single-Family Homes

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	185	196	+ 5.9%
\$150,001 to \$250,000	166	100	- 39.8%
\$250,001 to \$350,000	493	418	- 15.2%
\$350,001 to \$500,000	788	838	+ 6.3%
\$500,001 to \$750,000	455	436	- 4.2%
\$750,001 to \$1,000,000	183	210	+ 14.8%
\$1,000,001 and Above	150	201	+ 34.0%
<b>All Price Ranges</b>	<b>2,420</b>	<b>2,399</b>	<b>- 0.9%</b>

### Condos

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	29	29	0.0%
\$150,001 to \$250,000	88	78	- 11.4%
\$250,001 to \$350,000	101	126	+ 24.8%
\$350,001 to \$500,000	62	63	+ 1.6%
\$500,001 to \$750,000	37	48	+ 29.7%
\$750,001 to \$1,000,000	9	14	+ 55.6%
\$1,000,001 and Above	7	14	+ 100.0%
<b>All Price Ranges</b>	<b>333</b>	<b>372</b>	<b>+ 11.7%</b>

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	447	485	+ 8.5%
3 Bedrooms	1,430	1,441	+ 0.8%
4 Bedrooms or More	876	845	- 3.5%
<b>All Bedroom Counts</b>	<b>2,753</b>	<b>2,771</b>	<b>+ 0.7%</b>

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	238	263	+ 10.5%
3 Bedrooms	1,325	1,317	- 0.6%
4 Bedrooms or More	857	819	- 4.4%
<b>All Bedroom Counts</b>	<b>2,420</b>	<b>2,399</b>	<b>- 0.9%</b>

By Property Type	5-2023	5-2024	Change
Single-Family Homes	2,420	2,399	- 0.9%
Condos	333	372	+ 11.7%

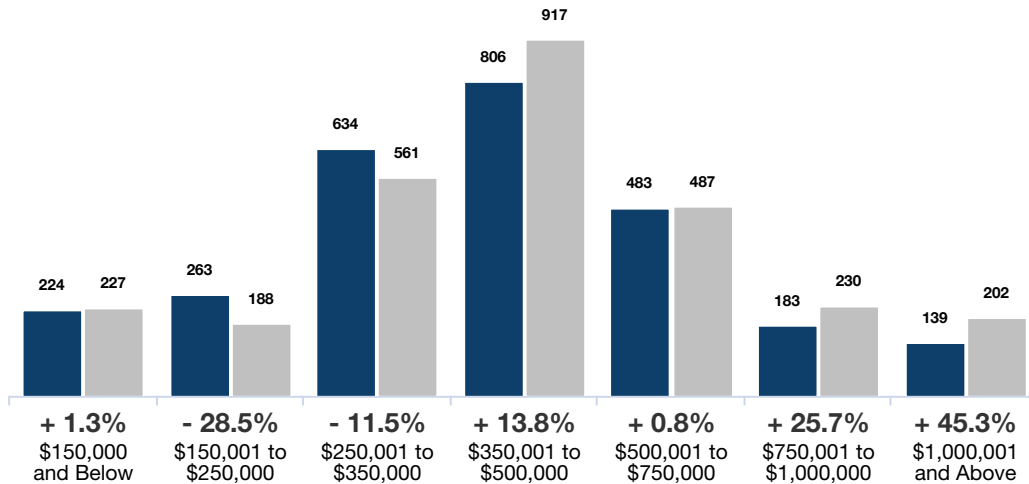
# Closed Sales



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

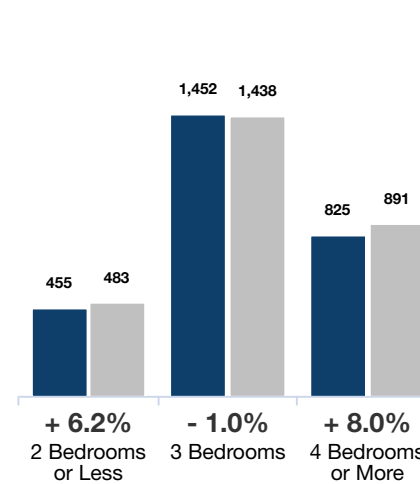
## By Price Range

■ 5-2023 ■ 5-2024



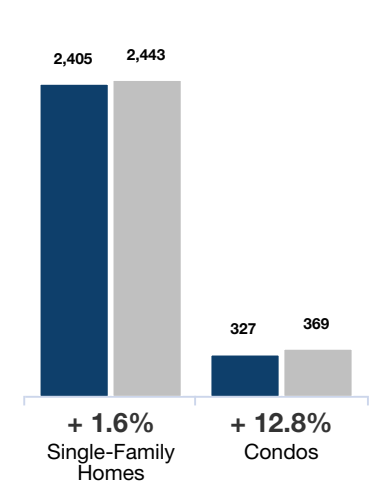
## By Bedroom Count

■ 5-2023 ■ 5-2024



## By Property Type

■ 5-2023 ■ 5-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	5-2023	5-2024	Change	5-2023	5-2024	Change	5-2023	5-2024	Change
\$150,000 and Below	224	227	+ 1.3%	195	200	+ 2.6%	29	27	- 6.9%
\$150,001 to \$250,000	263	188	- 28.5%	172	99	- 42.4%	91	89	- 2.2%
\$250,001 to \$350,000	634	561	- 11.5%	536	438	- 18.3%	98	123	+ 25.5%
\$350,001 to \$500,000	806	917	+ 13.8%	742	857	+ 15.5%	64	60	- 6.2%
\$500,001 to \$750,000	483	487	+ 0.8%	452	443	- 2.0%	31	44	+ 41.9%
\$750,001 to \$1,000,000	183	230	+ 25.7%	174	216	+ 24.1%	9	14	+ 55.6%
\$1,000,001 and Above	139	202	+ 45.3%	134	190	+ 41.8%	5	12	+ 140.0%
<b>All Price Ranges</b>	<b>2,732</b>	<b>2,812</b>	<b>+ 2.9%</b>	<b>2,405</b>	<b>2,443</b>	<b>+ 1.6%</b>	<b>327</b>	<b>369</b>	<b>+ 12.8%</b>
By Bedroom Count	5-2023	5-2024	Change	5-2023	5-2024	Change	5-2023	5-2024	Change
2 Bedrooms or Less	455	483	+ 6.2%	242	264	+ 9.1%	213	219	+ 2.8%
3 Bedrooms	1,452	1,438	- 1.0%	1,356	1,309	- 3.5%	96	129	+ 34.4%
4 Bedrooms or More	825	891	+ 8.0%	807	870	+ 7.8%	18	21	+ 16.7%
<b>All Bedroom Counts</b>	<b>2,732</b>	<b>2,812</b>	<b>+ 2.9%</b>	<b>2,405</b>	<b>2,443</b>	<b>+ 1.6%</b>	<b>327</b>	<b>369</b>	<b>+ 12.8%</b>

# Days On Market Until Sale

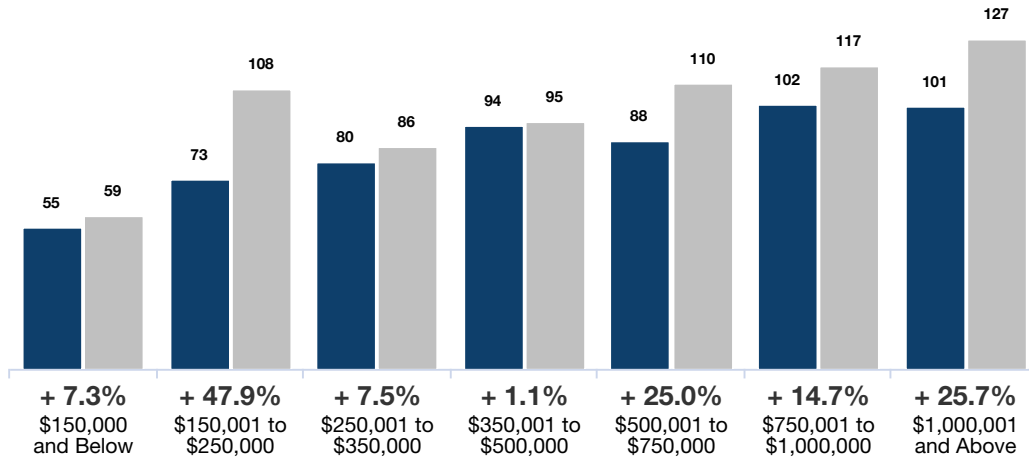


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

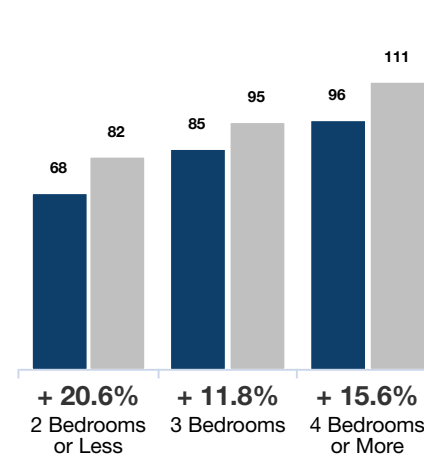
## By Price Range

■ 5-2023 ■ 5-2024



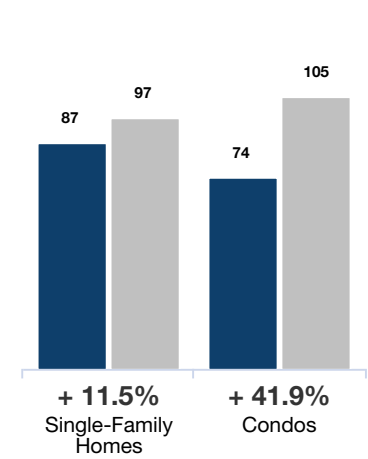
## By Bedroom Count

■ 5-2023 ■ 5-2024



## By Property Type

■ 5-2023 ■ 5-2024



### All Properties

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	55	59	+ 7.3%
\$150,001 to \$250,000	73	108	+ 47.9%
\$250,001 to \$350,000	80	86	+ 7.5%
\$350,001 to \$500,000	94	95	+ 1.1%
\$500,001 to \$750,000	88	110	+ 25.0%
\$750,001 to \$1,000,000	102	117	+ 14.7%
\$1,000,001 and Above	101	127	+ 25.7%
<b>All Price Ranges</b>	<b>85</b>	<b>98</b>	<b>+ 15.3%</b>

### Single-Family Homes

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	68	82	+ 20.6%
3 Bedrooms	85	95	+ 11.8%
4 Bedrooms or More	96	111	+ 15.6%
<b>All Bedroom Counts</b>	<b>85</b>	<b>98</b>	<b>+ 15.3%</b>

### Condos

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	52	43	- 17.3%
\$150,001 to \$250,000	59	148	+ 150.8%
\$250,001 to \$350,000	71	92	+ 29.6%
\$350,001 to \$500,000	101	100	- 1.0%
\$500,001 to \$750,000	71	87	+ 22.5%
\$750,001 to \$1,000,000	125	73	- 41.6%
\$1,000,001 and Above	111	188	+ 69.4%
<b>All Price Ranges</b>	<b>74</b>	<b>105</b>	<b>+ 41.9%</b>

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	68	82	+ 20.6%
3 Bedrooms	85	95	+ 11.8%
4 Bedrooms or More	96	111	+ 15.6%
<b>All Bedroom Counts</b>	<b>85</b>	<b>98</b>	<b>+ 15.3%</b>

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	55	61	+ 10.9%
\$150,001 to \$250,000	81	72	- 11.1%
\$250,001 to \$350,000	82	84	+ 2.4%
\$350,001 to \$500,000	94	95	+ 1.1%
\$500,001 to \$750,000	89	112	+ 25.8%
\$750,001 to \$1,000,000	101	120	+ 18.8%
\$1,000,001 and Above	101	123	+ 21.8%
<b>All Price Ranges</b>	<b>87</b>	<b>97</b>	<b>+ 11.5%</b>

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	67	74	+ 10.4%
3 Bedrooms	85	91	+ 7.1%
4 Bedrooms or More	96	112	+ 16.7%
<b>All Bedroom Counts</b>	<b>87</b>	<b>97</b>	<b>+ 11.5%</b>

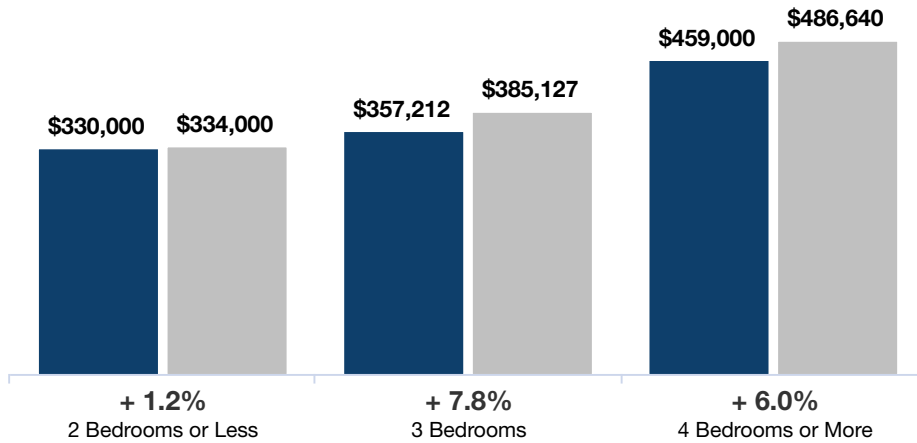
# Median Sales Price



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

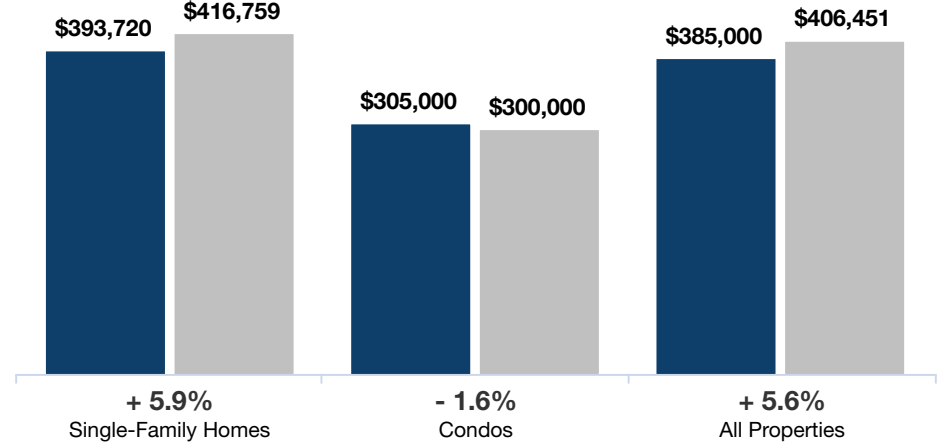
## By Bedroom Count

■ 5-2023 ■ 5-2024



## By Property Type

■ 5-2023 ■ 5-2024



### All Properties

#### By Bedroom Count

	5-2023	5-2024	Change
2 Bedrooms or Less	\$330,000	\$334,000	+ 1.2%
3 Bedrooms	\$357,212	\$385,127	+ 7.8%
4 Bedrooms or More	\$459,000	\$486,640	+ 6.0%
<b>All Bedroom Counts</b>	<b>\$385,000</b>	<b>\$406,451</b>	<b>+ 5.6%</b>

### Single-Family Homes

	5-2023	5-2024	Change
Single-Family Homes	\$385,000	\$389,900	+ 1.3%
	\$360,000	\$389,375	+ 8.2%
	\$461,234	\$487,315	+ 5.7%
<b>All Single-Family Homes</b>	<b>\$393,720</b>	<b>\$416,759</b>	<b>+ 5.9%</b>

### Condos

	5-2023	5-2024	Change
Condos	\$295,000	\$275,000	- 6.8%
	\$312,500	\$335,000	+ 7.2%
	\$304,500	\$465,000	+ 52.7%
<b>All Condos</b>	<b>\$305,000</b>	<b>\$300,000</b>	<b>- 1.6%</b>

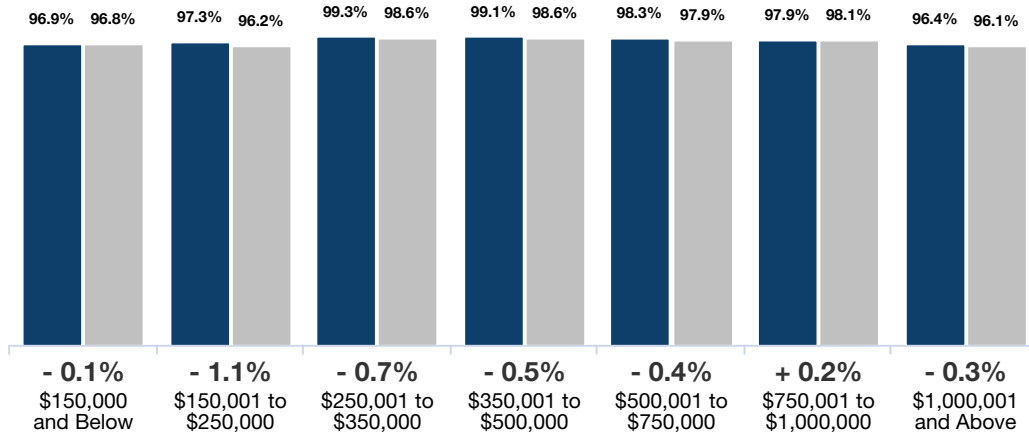
# Percent of List Price Received



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.**

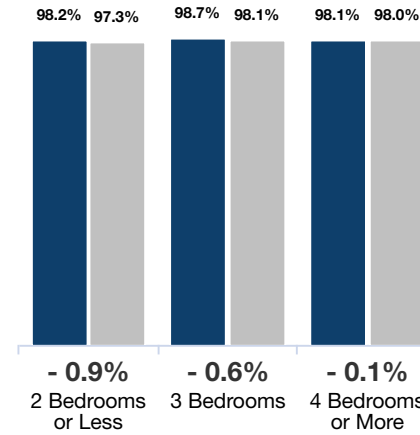
## By Price Range

■ 5-2023 ■ 5-2024



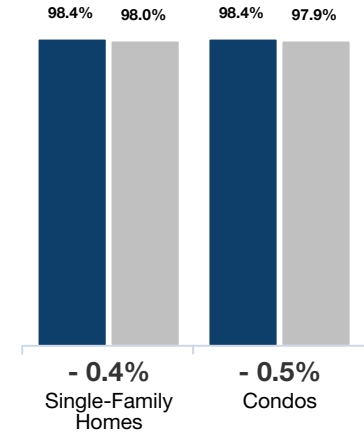
## By Bedroom Count

■ 5-2023 ■ 5-2024



## By Property Type

■ 5-2023 ■ 5-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	5-2023	5-2024	Change	5-2023	5-2024	Change	5-2023	5-2024	Change
\$150,000 and Below	96.9%	96.8%	- 0.1%	96.7%	96.4%	- 0.3%	98.3%	99.0%	+ 0.7%
\$150,001 to \$250,000	97.3%	96.2%	- 1.1%	96.9%	94.4%	- 2.6%	97.9%	98.1%	+ 0.2%
\$250,001 to \$350,000	99.3%	98.6%	- 0.7%	99.4%	98.7%	- 0.7%	98.7%	98.1%	- 0.6%
\$350,001 to \$500,000	99.1%	98.6%	- 0.5%	99.1%	98.7%	- 0.4%	98.7%	97.6%	- 1.1%
\$500,001 to \$750,000	98.3%	97.9%	- 0.4%	98.2%	98.0%	- 0.2%	98.8%	97.0%	- 1.8%
\$750,001 to \$1,000,000	97.9%	98.1%	+ 0.2%	98.0%	98.1%	+ 0.1%	97.0%	98.6%	+ 1.6%
\$1,000,001 and Above	96.4%	96.1%	- 0.3%	96.5%	96.2%	- 0.3%	95.0%	95.0%	0.0%
<b>All Price Ranges</b>	<b>98.4%</b>	<b>98.0%</b>	<b>- 0.4%</b>	<b>98.4%</b>	<b>98.0%</b>	<b>- 0.4%</b>	<b>98.4%</b>	<b>97.9%</b>	<b>- 0.5%</b>
By Bedroom Count	5-2023	5-2024	Change	5-2023	5-2024	Change	5-2023	5-2024	Change
2 Bedrooms or Less	98.2%	97.3%	- 0.9%	98.3%	97.0%	- 1.3%	98.0%	97.7%	- 0.3%
3 Bedrooms	98.7%	98.1%	- 0.6%	98.7%	98.1%	- 0.6%	98.9%	98.2%	- 0.7%
4 Bedrooms or More	98.1%	98.0%	- 0.1%	98.0%	98.0%	0.0%	99.1%	97.8%	- 1.3%
<b>All Bedroom Counts</b>	<b>98.4%</b>	<b>98.0%</b>	<b>- 0.4%</b>	<b>98.4%</b>	<b>98.0%</b>	<b>- 0.4%</b>	<b>98.4%</b>	<b>97.9%</b>	<b>- 0.5%</b>

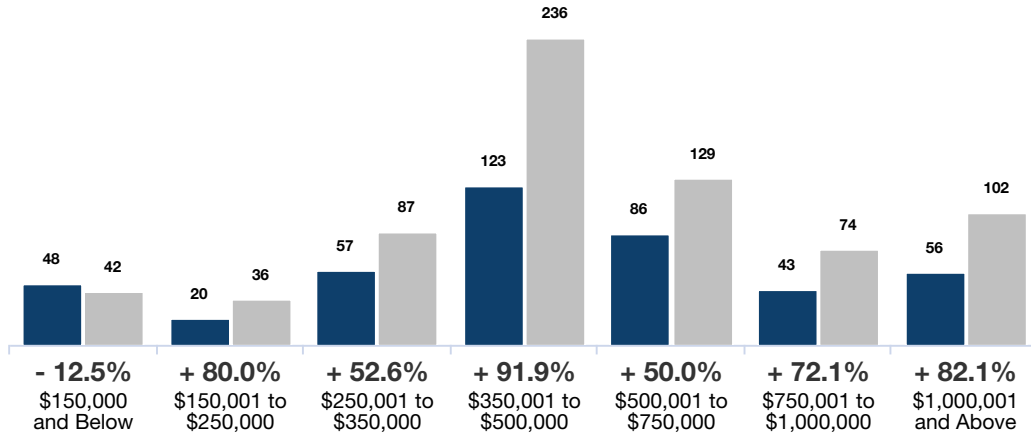
# Inventory of Homes for Sale



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

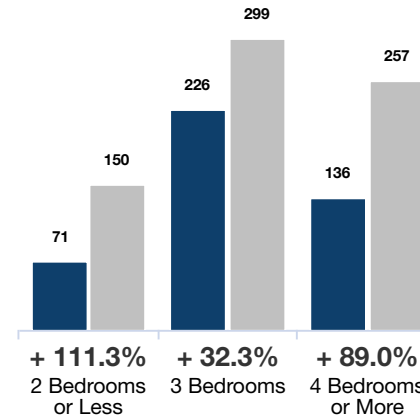
## By Price Range

■ 5-2023 ■ 5-2024



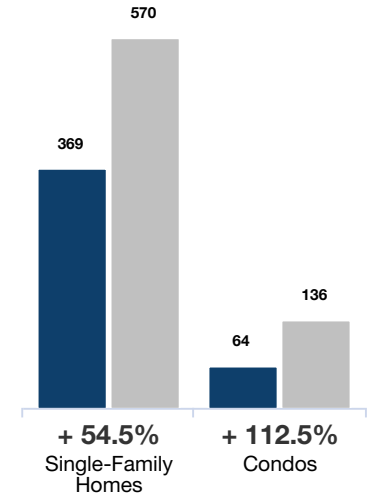
## By Bedroom Count

■ 5-2023 ■ 5-2024



## By Property Type

■ 5-2023 ■ 5-2024



### All Properties

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	48	42	- 12.5%
\$150,001 to \$250,000	20	36	+ 80.0%
\$250,001 to \$350,000	57	87	+ 52.6%
\$350,001 to \$500,000	123	236	+ 91.9%
\$500,001 to \$750,000	86	129	+ 50.0%
\$750,001 to \$1,000,000	43	74	+ 72.1%
\$1,000,001 and Above	56	102	+ 82.1%
<b>All Price Ranges</b>	<b>433</b>	<b>706</b>	<b>+ 63.0%</b>

### Single-Family Homes

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	43	37	- 14.0%
\$150,001 to \$250,000	13	21	+ 61.5%
\$250,001 to \$350,000	40	42	+ 5.0%
\$350,001 to \$500,000	106	191	+ 80.2%
\$500,001 to \$750,000	76	115	+ 51.3%
\$750,001 to \$1,000,000	42	66	+ 57.1%
\$1,000,001 and Above	49	98	+ 100.0%
<b>All Price Ranges</b>	<b>369</b>	<b>570</b>	<b>+ 54.5%</b>

### Condos

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	5	5	0.0%
\$150,001 to \$250,000	7	15	+ 114.3%
\$250,001 to \$350,000	17	45	+ 164.7%
\$350,001 to \$500,000	17	45	+ 164.7%
\$500,001 to \$750,000	10	14	+ 40.0%
\$750,001 to \$1,000,000	1	8	+ 700.0%
\$1,000,001 and Above	7	4	- 42.9%
<b>All Price Ranges</b>	<b>64</b>	<b>136</b>	<b>+ 112.5%</b>

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	71	150	+ 111.3%
3 Bedrooms	226	299	+ 32.3%
4 Bedrooms or More	136	257	+ 89.0%
<b>All Bedroom Counts</b>	<b>433</b>	<b>706</b>	<b>+ 63.0%</b>

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	36	59	+ 63.9%
3 Bedrooms	200	263	+ 31.5%
4 Bedrooms or More	133	248	+ 86.5%
<b>All Bedroom Counts</b>	<b>369</b>	<b>570</b>	<b>+ 54.5%</b>

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	35	91	+ 160.0%
3 Bedrooms	26	36	+ 38.5%
4 Bedrooms or More	3	9	+ 200.0%
<b>All Bedroom Counts</b>	<b>64</b>	<b>136</b>	<b>+ 112.5%</b>

# Months Supply of Inventory

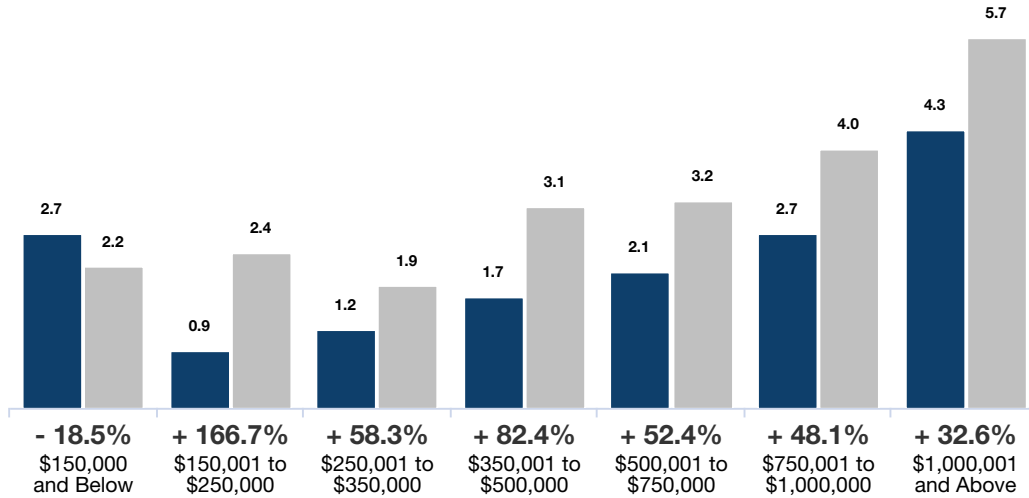


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

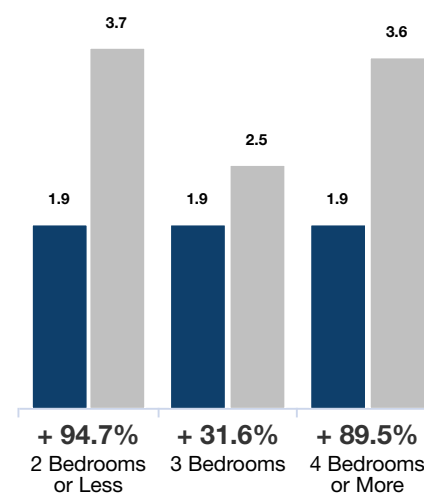
## By Price Range

■ 5-2023 ■ 5-2024



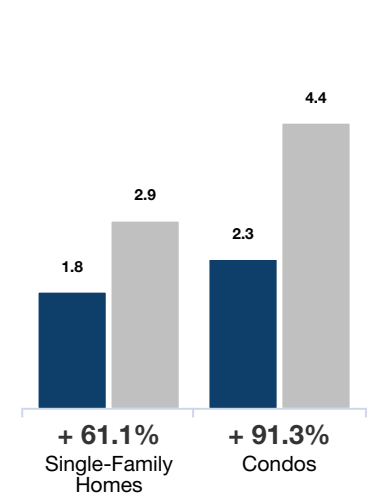
## By Bedroom Count

■ 5-2023 ■ 5-2024



## By Property Type

■ 5-2023 ■ 5-2024



### All Properties

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	2.7	2.2	- 18.5%
\$150,001 to \$250,000	0.9	2.4	+ 166.7%
\$250,001 to \$350,000	1.2	1.9	+ 58.3%
\$350,001 to \$500,000	1.7	3.1	+ 82.4%
\$500,001 to \$750,000	2.1	3.2	+ 52.4%
\$750,001 to \$1,000,000	2.7	4.0	+ 48.1%
\$1,000,001 and Above	4.3	5.7	+ 32.6%
<b>All Price Ranges</b>	<b>1.9</b>	<b>3.1</b>	<b>+ 63.2%</b>

### Single-Family Homes

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	1.9	3.7	+ 94.7%
3 Bedrooms	1.9	2.5	+ 31.6%
4 Bedrooms or More	1.9	3.6	+ 89.5%
<b>All Bedroom Counts</b>	<b>1.9</b>	<b>3.1</b>	<b>+ 63.2%</b>

### Condos

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	2.8	2.3	- 17.9%
\$150,001 to \$250,000	0.9	2.5	+ 177.8%
\$250,001 to \$350,000	1.0	1.2	+ 20.0%
\$350,001 to \$500,000	1.6	2.7	+ 68.8%
\$500,001 to \$750,000	2.0	3.2	+ 60.0%
\$750,001 to \$1,000,000	2.8	3.8	+ 35.7%
\$1,000,001 and Above	3.9	5.9	+ 51.3%
<b>All Price Ranges</b>	<b>1.8</b>	<b>2.9</b>	<b>+ 61.1%</b>

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	1.9	1.9	0.0%
\$150,001 to \$250,000	1.0	2.3	+ 130.0%
\$250,001 to \$350,000	2.0	4.3	+ 115.0%
\$350,001 to \$500,000	3.3	8.6	+ 160.6%
\$500,001 to \$750,000	3.2	3.5	+ 9.4%
\$750,001 to \$1,000,000	0.7	4.0	+ 471.4%
\$1,000,001 and Above	5.0	2.0	- 60.0%
<b>All Price Ranges</b>	<b>2.3</b>	<b>4.4</b>	<b>+ 91.3%</b>

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	1.8	2.7	+ 50.0%
3 Bedrooms	1.8	2.4	+ 33.3%
4 Bedrooms or More	1.9	3.6	+ 89.5%
<b>All Bedroom Counts</b>	<b>1.8</b>	<b>2.9</b>	<b>+ 61.1%</b>