

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## June 2023

Limited existing-home inventory continues to be a boon for homebuilders, who have ramped up production to meet the rising demand in the new-home market. Nationally, housing starts were up 21.7% month-over-month as of last measure, the fastest pace in more than a year, while housing permits climbed 5.2% month-over-month, according to the U.S. Census Bureau. Renewed interest in new homes this year has helped builder confidence increase to its highest level since July 2022, according to the NAHB / Wells Fargo Housing Market Index (HMI). For the 12-month period spanning July 2022 through June 2023, Pending Sales in the Beaufort-Jasper County REALTORS® region were down 9.0 percent overall. The price range with the largest pending sales gain was the \$500,001 to \$750,000 range, where sales went up 24.6 percent.

The overall Median Sales Price went up 13.1 percent to \$385,000. The property type with the largest gain was the Condos segment, where prices went up 26.5 percent to \$310,000. The price range that tended to sell the quickest was the \$150,000 and Below range at 54 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 114 days.

Market-wide, inventory levels went up 4.6 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale rose 14.8 percent. That amounts to 1.8 months of inventory for Single-Family Homes and 2.6 months of inventory for Condos.

## Quick Facts

**+ 24.6%**

**- 4.4%**

**- 9.0%**

Price Range with  
Strongest Sales:  
**\$500,001 to \$750,000**

Bedroom Count with  
Strongest Sales:  
**4 Bedrooms or More**

Property Type With  
Strongest Sales:  
**Single-Family Homes**

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>



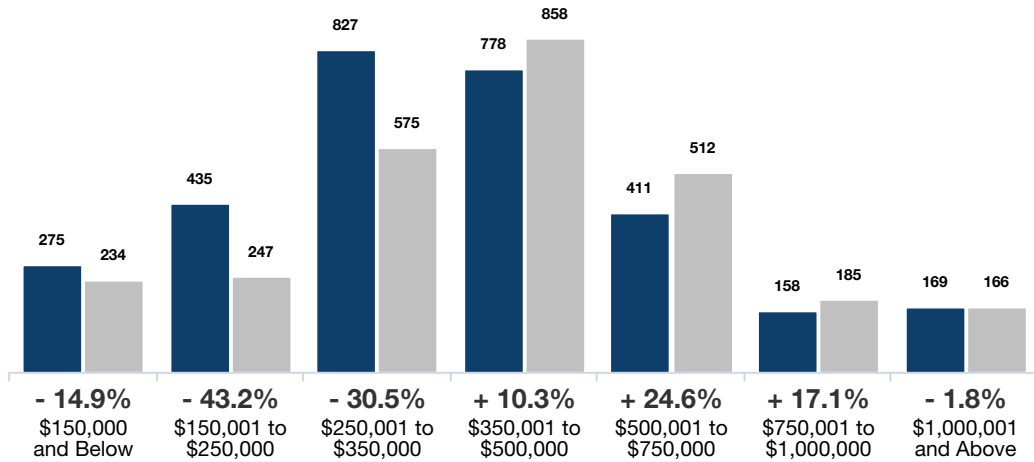
# Pending Sales



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

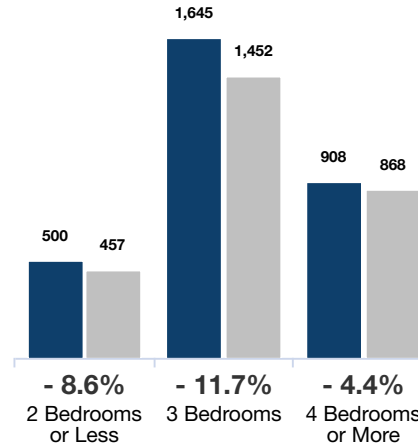
## By Price Range

■ 6-2022 ■ 6-2023



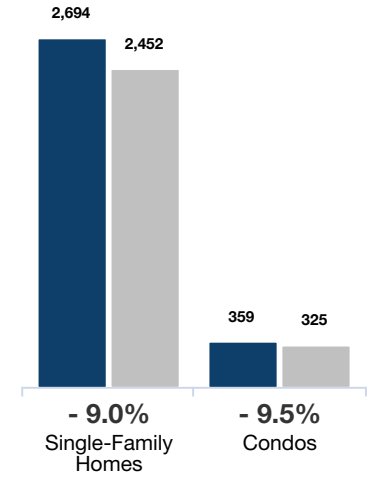
## By Bedroom Count

■ 6-2022 ■ 6-2023



## By Property Type

■ 6-2022 ■ 6-2023



### All Properties

By Price Range	6-2022	6-2023	Change
\$150,000 and Below	275	234	- 14.9%
\$150,001 to \$250,000	435	247	- 43.2%
\$250,001 to \$350,000	827	575	- 30.5%
\$350,001 to \$500,000	778	858	+ 10.3%
\$500,001 to \$750,000	411	512	+ 24.6%
\$750,001 to \$1,000,000	158	185	+ 17.1%
\$1,000,001 and Above	169	166	- 1.8%
<b>All Price Ranges</b>	<b>3,053</b>	<b>2,777</b>	<b>- 9.0%</b>

### Single-Family Homes

By Bedroom Count	6-2022	6-2023	Change
2 Bedrooms or Less	211	206	- 2.4%
3 Bedrooms	316	164	- 48.1%
4 Bedrooms or More	734	475	- 35.3%
2 Bedrooms or Less	727	796	+ 9.5%
3 Bedrooms	390	476	+ 22.1%
4 Bedrooms or More	150	178	+ 18.7%
<b>All Bedroom Counts</b>	<b>2,694</b>	<b>2,452</b>	<b>- 9.0%</b>

### Condos

By Price Range	6-2022	6-2023	Change
\$150,000 and Below	64	28	- 56.2%
\$150,001 to \$250,000	119	83	- 30.3%
\$250,001 to \$350,000	93	100	+ 7.5%
\$350,001 to \$500,000	51	62	+ 21.6%
\$500,001 to \$750,000	21	36	+ 71.4%
\$750,001 to \$1,000,000	8	7	- 12.5%
\$1,000,001 and Above	3	9	+ 200.0%
<b>All Price Ranges</b>	<b>359</b>	<b>325</b>	<b>- 9.5%</b>

By Bedroom Count	6-2022	6-2023	Change
2 Bedrooms or Less	500	457	- 8.6%
3 Bedrooms	1,645	1,452	- 11.7%
4 Bedrooms or More	908	868	- 4.4%
<b>All Bedroom Counts</b>	<b>3,053</b>	<b>2,777</b>	<b>- 9.0%</b>

By Price Range	6-2022	6-2023	Change
\$150,000 and Below	275	252	- 8.4%
\$150,001 to \$250,000	1,520	1,352	- 11.1%
\$250,001 to \$350,000	899	848	- 5.7%
\$350,001 to \$500,000	9	20	+ 122.2%
<b>All Price Ranges</b>	<b>3,59</b>	<b>3,25</b>	<b>- 9.5%</b>

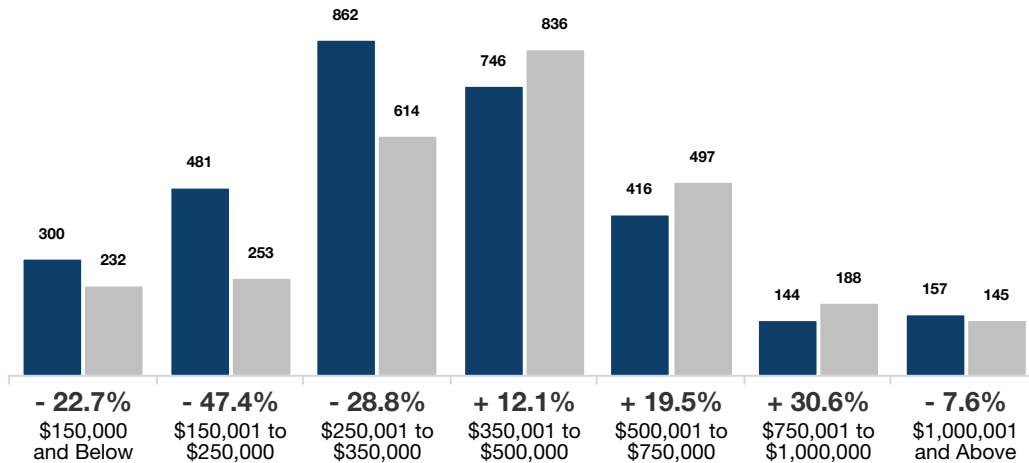
# Closed Sales



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

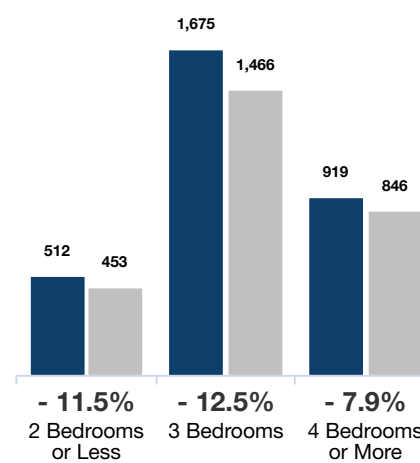
## By Price Range

■ 6-2022 ■ 6-2023



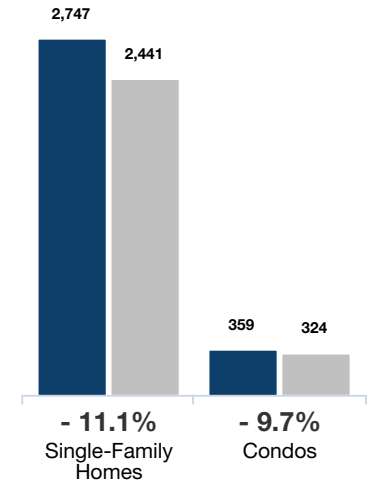
## By Bedroom Count

■ 6-2022 ■ 6-2023



## By Property Type

■ 6-2022 ■ 6-2023



### All Properties

By Price Range	6-2022	6-2023	Change
\$150,000 and Below	300	232	- 22.7%
\$150,001 to \$250,000	481	253	- 47.4%
\$250,001 to \$350,000	862	614	- 28.8%
\$350,001 to \$500,000	746	836	+ 12.1%
\$500,001 to \$750,000	416	497	+ 19.5%
\$750,001 to \$1,000,000	144	188	+ 30.6%
\$1,000,001 and Above	157	145	- 7.6%
<b>All Price Ranges</b>	<b>3,106</b>	<b>2,765</b>	<b>- 11.0%</b>

### Single-Family Homes

By Bedroom Count	6-2022	6-2023	Change
2 Bedrooms or Less	230	204	- 11.3%
3 Bedrooms	361	169	- 53.2%
4 Bedrooms or More	771	515	- 33.2%
2 Bedrooms or Less	699	773	+ 10.6%
3 Bedrooms	394	465	+ 18.0%
4 Bedrooms or More	138	176	+ 27.5%
Condos	154	139	- 9.7%
<b>All Bedroom Counts</b>	<b>2,747</b>	<b>2,441</b>	<b>- 11.1%</b>

### Condos

By Price Range	6-2022	6-2023	Change
\$150,000 and Below	70	28	- 60.0%
\$150,001 to \$250,000	120	84	- 30.0%
\$250,001 to \$350,000	91	99	+ 8.8%
\$350,001 to \$500,000	47	63	+ 34.0%
\$500,001 to \$750,000	22	32	+ 45.5%
\$750,001 to \$1,000,000	6	12	+ 100.0%
\$1,000,001 and Above	3	6	+ 100.0%
<b>All Price Ranges</b>	<b>359</b>	<b>324</b>	<b>- 9.7%</b>

By Bedroom Count	6-2022	6-2023	Change
2 Bedrooms or Less	512	453	- 11.5%
3 Bedrooms	1,675	1,466	- 12.5%
4 Bedrooms or More	919	846	- 7.9%
<b>All Bedroom Counts</b>	<b>3,106</b>	<b>2,765</b>	<b>- 11.0%</b>

By Price Range	6-2022	6-2023	Change
\$150,000 and Below	275	246	- 10.5%
\$150,001 to \$250,000	1,565	1,366	- 12.7%
\$250,001 to \$350,000	110	100	- 9.1%
\$350,001 to \$500,000	907	829	- 8.6%
\$500,001 to \$750,000	12	17	+ 41.7%
<b>All Price Ranges</b>	<b>359</b>	<b>324</b>	<b>- 9.7%</b>

# Days On Market Until Sale

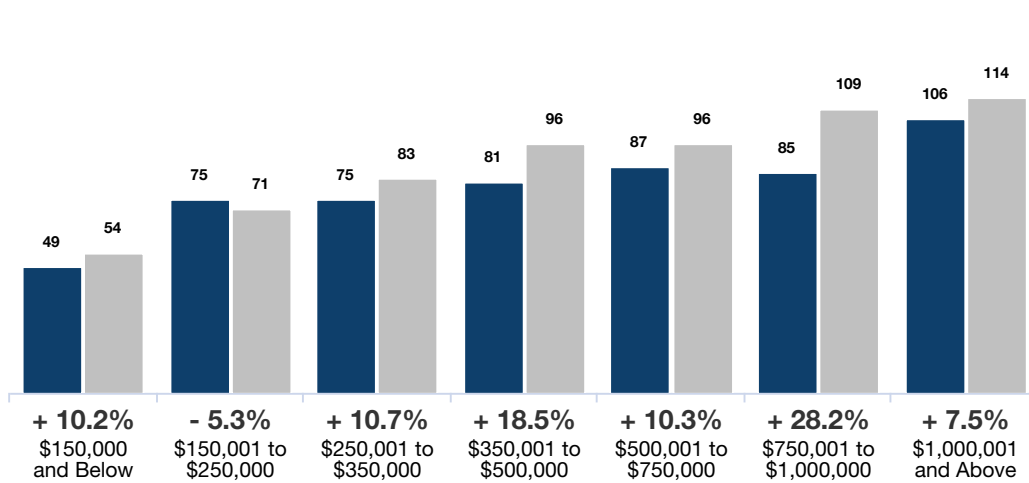


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

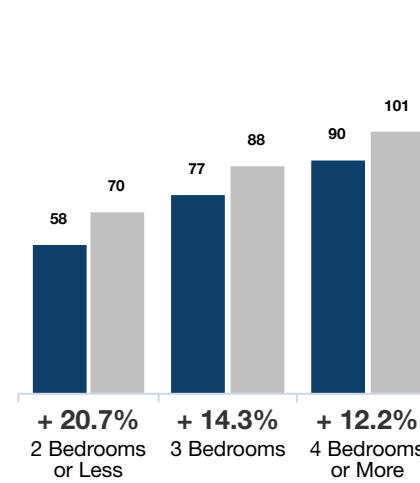
## By Price Range

■ 6-2022 ■ 6-2023



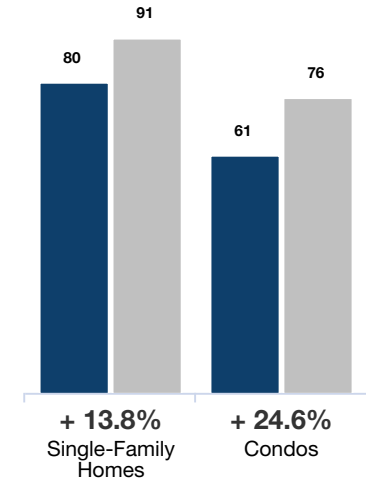
## By Bedroom Count

■ 6-2022 ■ 6-2023



## By Property Type

■ 6-2022 ■ 6-2023



### All Properties

By Price Range	6-2022	6-2023	Change
\$150,000 and Below	49	54	+ 10.2%
\$150,001 to \$250,000	75	71	- 5.3%
\$250,001 to \$350,000	75	83	+ 10.7%
\$350,001 to \$500,000	81	96	+ 18.5%
\$500,001 to \$750,000	87	96	+ 10.3%
\$750,001 to \$1,000,000	85	109	+ 28.2%
\$1,000,001 and Above	106	114	+ 7.5%
<b>All Price Ranges</b>	<b>78</b>	<b>89</b>	<b>+ 14.1%</b>

### Single-Family Homes

By Bedroom Count	6-2022	6-2023	Change
2 Bedrooms or Less	58	70	+ 20.7%
3 Bedrooms	77	88	+ 14.3%
4 Bedrooms or More	90	101	+ 12.2%
<b>All Bedroom Counts</b>	<b>78</b>	<b>89</b>	<b>+ 14.1%</b>

### Condos

By Price Range	6-2022	6-2023	Change
\$150,000 and Below	43	51	+ 18.6%
\$150,001 to \$250,000	62	53	- 14.5%
\$250,001 to \$350,000	61	69	+ 13.1%
\$350,001 to \$500,000	80	110	+ 37.5%
\$500,001 to \$750,000	85	81	- 4.7%
\$750,001 to \$1,000,000	41	113	+ 175.6%
\$1,000,001 and Above	42	183	+ 335.7%
<b>All Price Ranges</b>	<b>61</b>	<b>76</b>	<b>+ 24.6%</b>

By Bedroom Count	6-2022	6-2023	Change
2 Bedrooms or Less	58	70	+ 20.7%
3 Bedrooms	77	88	+ 14.3%
4 Bedrooms or More	90	101	+ 12.2%
<b>All Bedroom Counts</b>	<b>78</b>	<b>89</b>	<b>+ 14.1%</b>

By Price Range	6-2022	6-2023	Change
\$150,000 and Below	52	54	+ 3.8%
\$150,001 to \$250,000	79	80	+ 1.3%
\$250,001 to \$350,000	76	86	+ 13.2%
\$350,001 to \$500,000	82	95	+ 15.9%
\$500,001 to \$750,000	87	97	+ 11.5%
\$750,001 to \$1,000,000	87	108	+ 24.1%
\$1,000,001 and Above	107	111	+ 3.7%
<b>All Price Ranges</b>	<b>80</b>	<b>91</b>	<b>+ 13.8%</b>

By Bedroom Count	6-2022	6-2023	Change
2 Bedrooms or Less	56	68	+ 21.4%
3 Bedrooms	78	88	+ 12.8%
4 Bedrooms or More	90	102	+ 13.3%
<b>All Bedroom Counts</b>	<b>80</b>	<b>91</b>	<b>+ 13.8%</b>

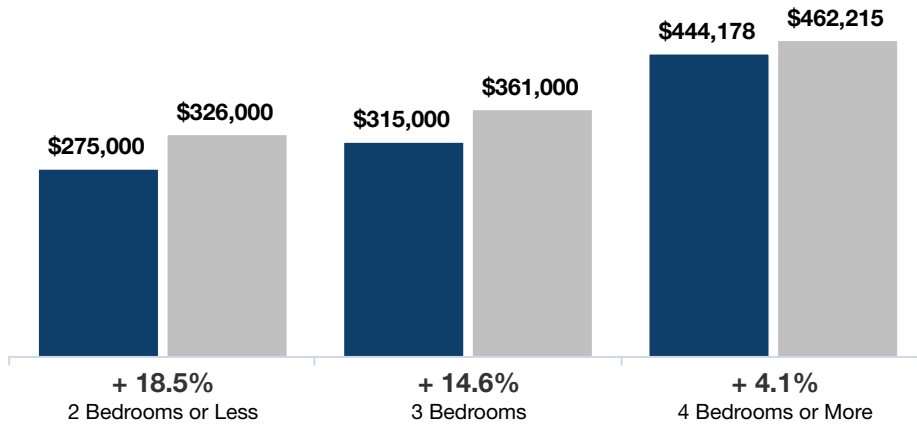
# Median Sales Price



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

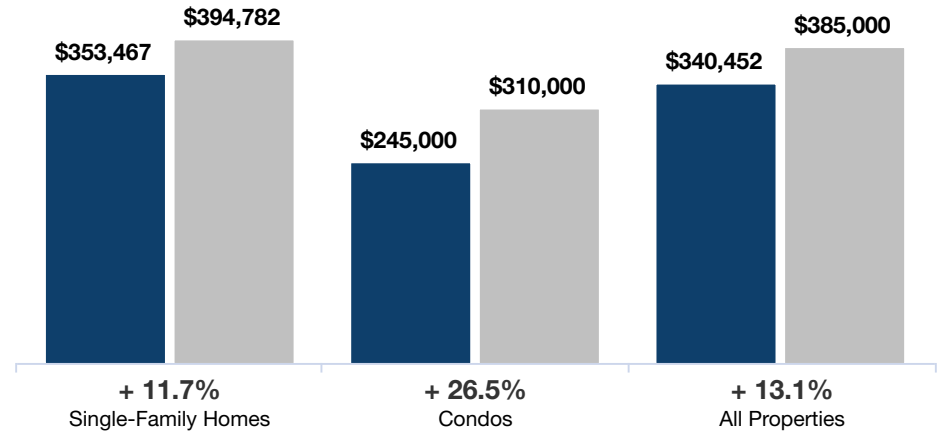
## By Bedroom Count

■ 6-2022 ■ 6-2023



## By Property Type

■ 6-2022 ■ 6-2023



### All Properties

#### By Bedroom Count

	6-2022	6-2023	Change
2 Bedrooms or Less	\$275,000	\$326,000	+ 18.5%
3 Bedrooms	\$315,000	\$361,000	+ 14.6%
4 Bedrooms or More	\$444,178	\$462,215	+ 4.1%
<b>All Bedroom Counts</b>	<b>\$340,452</b>	<b>\$385,000</b>	<b>+ 13.1%</b>

### Single-Family Homes

	6-2022	6-2023	Change
Single-Family Homes	\$353,467	\$394,782	+ 11.7%

### Condos

	6-2022	6-2023	Change
Condos	\$245,000	\$310,000	+ 26.5%

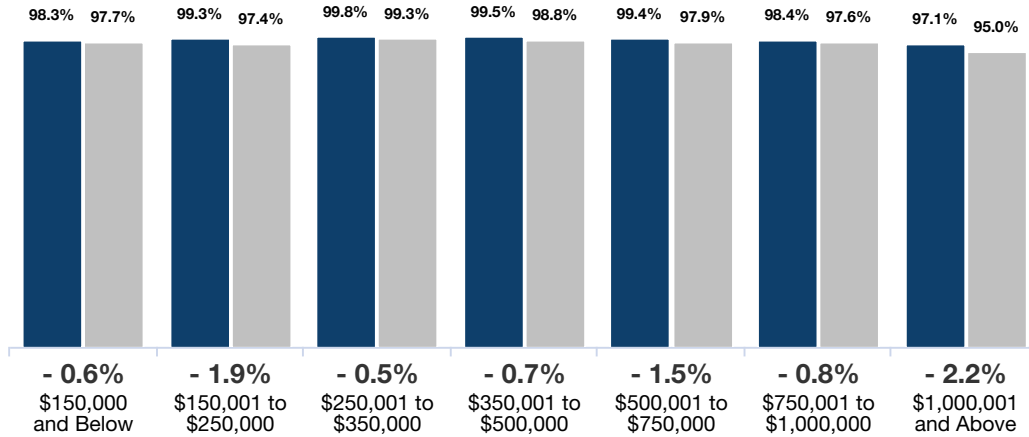
# Percent of List Price Received



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.**

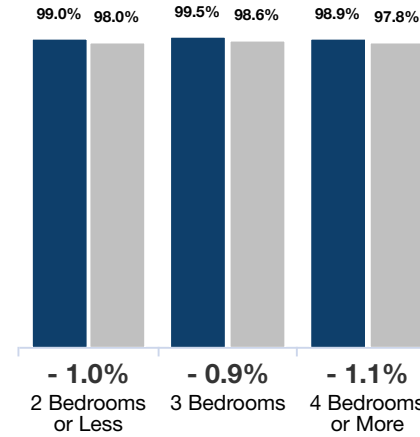
## By Price Range

■ 6-2022 ■ 6-2023



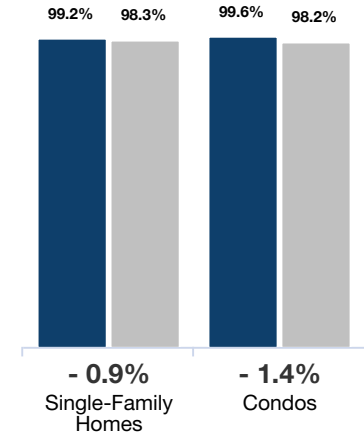
## By Bedroom Count

■ 6-2022 ■ 6-2023



## By Property Type

■ 6-2022 ■ 6-2023



	All Properties			Single-Family Homes			Condos		
By Price Range	6-2022	6-2023	Change	6-2022	6-2023	Change	6-2022	6-2023	Change
\$150,000 and Below	98.3%	97.7%	-0.6%	98.0%	97.7%	-0.3%	99.5%	98.1%	-1.4%
\$150,001 to \$250,000	99.3%	97.4%	-1.9%	99.2%	97.0%	-2.2%	99.7%	98.3%	-1.4%
\$250,001 to \$350,000	99.8%	99.3%	-0.5%	99.9%	99.5%	-0.4%	99.4%	98.3%	-1.1%
\$350,001 to \$500,000	99.5%	98.8%	-0.7%	99.6%	98.8%	-0.8%	98.4%	98.5%	+0.1%
\$500,001 to \$750,000	99.4%	97.9%	-1.5%	99.3%	97.9%	-1.4%	101.0%	98.0%	-3.0%
\$750,001 to \$1,000,000	98.4%	97.6%	-0.8%	98.2%	97.6%	-0.6%	104.0%	96.8%	-6.9%
\$1,000,001 and Above	97.1%	95.0%	-2.2%	97.0%	95.0%	-2.1%	103.7%	94.8%	-8.6%
<b>All Price Ranges</b>	<b>99.3%</b>	<b>98.2%</b>	<b>-1.1%</b>	<b>99.2%</b>	<b>98.3%</b>	<b>-0.9%</b>	<b>99.6%</b>	<b>98.2%</b>	<b>-1.4%</b>
By Bedroom Count	6-2022	6-2023	Change	6-2022	6-2023	Change	6-2022	6-2023	Change
2 Bedrooms or Less	99.0%	98.0%	-1.0%	98.7%	98.1%	-0.6%	99.3%	97.8%	-1.5%
3 Bedrooms	99.5%	98.6%	-0.9%	99.5%	98.6%	-0.9%	100.0%	98.7%	-1.3%
4 Bedrooms or More	98.9%	97.8%	-1.1%	98.9%	97.8%	-1.1%	101.6%	99.4%	-2.2%
<b>All Bedroom Counts</b>	<b>99.3%</b>	<b>98.2%</b>	<b>-1.1%</b>	<b>99.2%</b>	<b>98.3%</b>	<b>-0.9%</b>	<b>99.6%</b>	<b>98.2%</b>	<b>-1.4%</b>

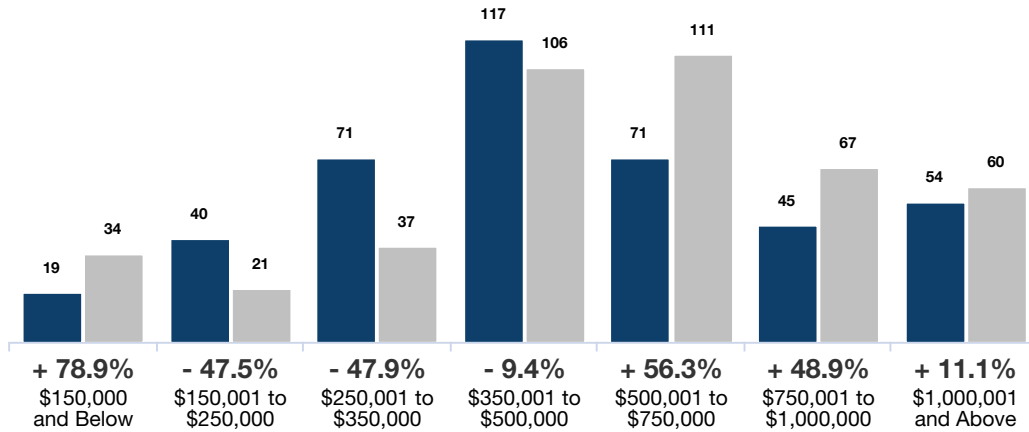
# Inventory of Homes for Sale



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

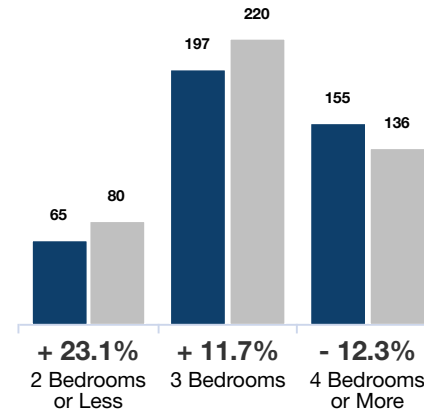
## By Price Range

■ 6-2022 ■ 6-2023



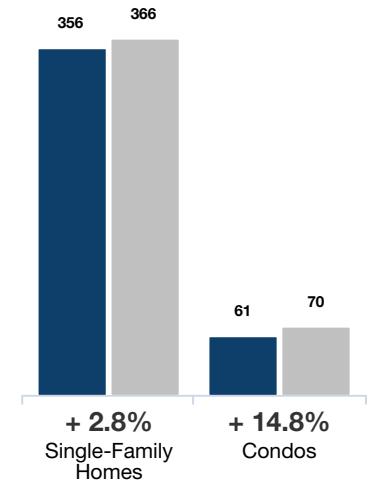
## By Bedroom Count

■ 6-2022 ■ 6-2023



## By Property Type

■ 6-2022 ■ 6-2023



	All Properties			Single-Family Homes			Condos		
By Price Range	6-2022	6-2023	Change	6-2022	6-2023	Change	6-2022	6-2023	Change
\$150,000 and Below	19	34	+ 78.9%	16	32	+ 100.0%	3	2	- 33.3%
\$150,001 to \$250,000	40	21	- 47.5%	33	10	- 69.7%	7	11	+ 57.1%
\$250,001 to \$350,000	71	37	- 47.9%	59	24	- 59.3%	12	13	+ 8.3%
\$350,001 to \$500,000	117	106	- 9.4%	97	90	- 7.2%	20	16	- 20.0%
\$500,001 to \$750,000	71	111	+ 56.3%	63	89	+ 41.3%	8	22	+ 175.0%
\$750,001 to \$1,000,000	45	67	+ 48.9%	41	65	+ 58.5%	4	2	- 50.0%
\$1,000,001 and Above	54	60	+ 11.1%	47	56	+ 19.1%	7	4	- 42.9%
<b>All Price Ranges</b>	<b>417</b>	<b>436</b>	<b>+ 4.6%</b>	<b>356</b>	<b>366</b>	<b>+ 2.8%</b>	<b>61</b>	<b>70</b>	<b>+ 14.8%</b>
By Bedroom Count	6-2022	6-2023	Change	6-2022	6-2023	Change	6-2022	6-2023	Change
2 Bedrooms or Less	65	80	+ 23.1%	23	38	+ 65.2%	42	42	0.0%
3 Bedrooms	197	220	+ 11.7%	183	195	+ 6.6%	14	25	+ 78.6%
4 Bedrooms or More	155	136	- 12.3%	150	133	- 11.3%	5	3	- 40.0%
<b>All Bedroom Counts</b>	<b>417</b>	<b>436</b>	<b>+ 4.6%</b>	<b>356</b>	<b>366</b>	<b>+ 2.8%</b>	<b>61</b>	<b>70</b>	<b>+ 14.8%</b>

# Months Supply of Inventory

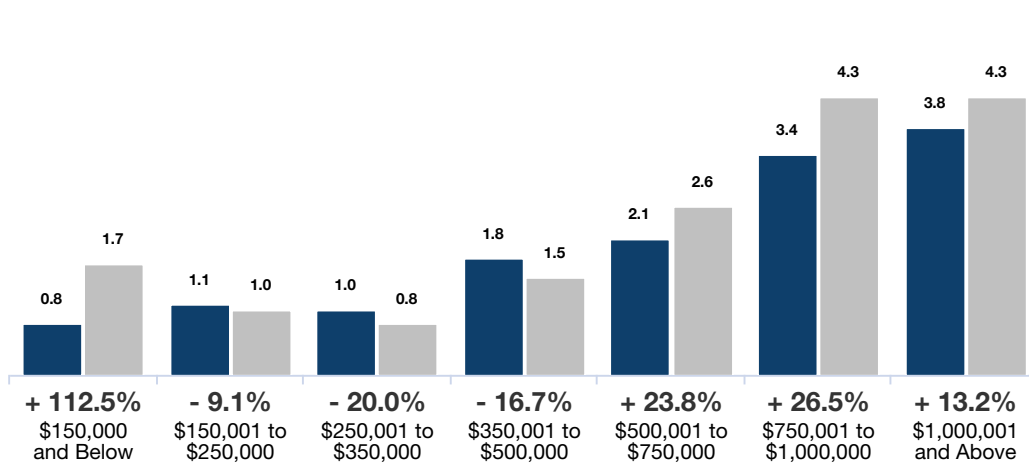


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

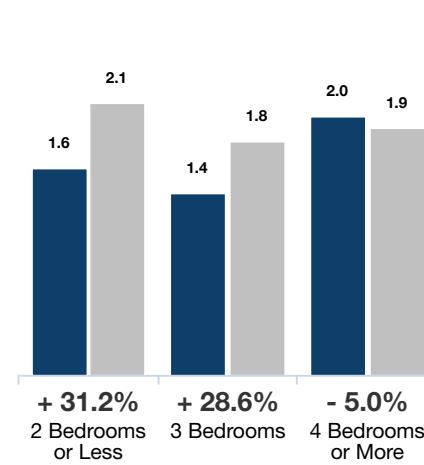
## By Price Range

■ 6-2022 ■ 6-2023



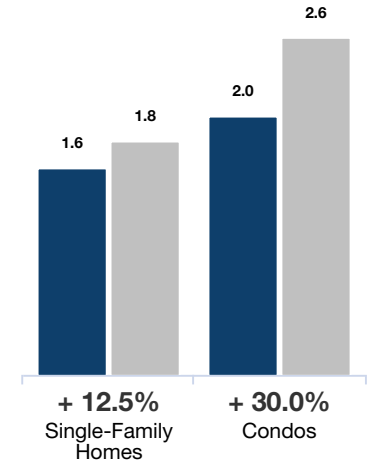
## By Bedroom Count

■ 6-2022 ■ 6-2023



## By Property Type

■ 6-2022 ■ 6-2023



	All Properties			Single-Family Homes			Condos		
By Price Range	6-2022	6-2023	Change	6-2022	6-2023	Change	6-2022	6-2023	Change
\$150,000 and Below	0.8	1.7	+ 112.5%	0.9	1.9	+ 111.1%	0.6	0.8	+ 33.3%
\$150,001 to \$250,000	1.1	1.0	- 9.1%	1.3	0.7	- 46.2%	0.7	1.6	+ 128.6%
\$250,001 to \$350,000	1.0	0.8	- 20.0%	1.0	0.6	- 40.0%	1.5	1.6	+ 6.7%
\$350,001 to \$500,000	1.8	1.5	- 16.7%	1.6	1.4	- 12.5%	4.7	3.1	- 34.0%
\$500,001 to \$750,000	2.1	2.6	+ 23.8%	1.9	2.2	+ 15.8%	3.8	7.3	+ 92.1%
\$750,001 to \$1,000,000	3.4	4.3	+ 26.5%	3.3	4.4	+ 33.3%	3.0	1.4	- 53.3%
\$1,000,001 and Above	3.8	4.3	+ 13.2%	3.4	4.3	+ 26.5%	4.7	2.7	- 42.6%
<b>All Price Ranges</b>	<b>1.6</b>	<b>1.9</b>	<b>+ 18.8%</b>	<b>1.6</b>	<b>1.8</b>	<b>+ 12.5%</b>	<b>2.0</b>	<b>2.6</b>	<b>+ 30.0%</b>
By Bedroom Count	6-2022	6-2023	Change	6-2022	6-2023	Change	6-2022	6-2023	Change
2 Bedrooms or Less	1.6	2.1	+ 31.2%	1.0	1.8	+ 80.0%	2.2	2.5	+ 13.6%
3 Bedrooms	1.4	1.8	+ 28.6%	1.4	1.7	+ 21.4%	1.3	3.0	+ 130.8%
4 Bedrooms or More	2.0	1.9	- 5.0%	2.0	1.9	- 5.0%	3.3	1.5	- 54.5%
<b>All Bedroom Counts</b>	<b>1.6</b>	<b>1.9</b>	<b>+ 18.8%</b>	<b>1.6</b>	<b>1.8</b>	<b>+ 12.5%</b>	<b>2.0</b>	<b>2.6</b>	<b>+ 30.0%</b>