

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



July 2023

Nationally, sales of new single-family homes fell 2.5% month-over-month as of last measure, marking the first monthly decline since February, according to the U.S. Census Bureau. Despite the decrease, new-home sales are up 23.8% year-over-year, as a lack of existing-home inventory has boosted demand for the new-home market in recent months. As a result, builder confidence has continued to improve, reaching a 13-month high in July, according to the latest NAHB / Wells Fargo Housing Market Index (HMI). For the 12-month period spanning August 2022 through July 2023, Pending Sales in the Beaufort-Jasper County REALTORS® region dropped 5.8 percent overall. The price range with the largest pending sales gain was the \$750,001 to \$1,000,000 range, where sales went up 22.0 percent.

The overall Median Sales Price improved 10.3 percent to \$386,198. The property type with the largest gain was the Condos segment, where prices were up 26.0 percent to \$315,000. The price range that tended to sell the quickest was the \$150,000 and Below range at 51 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 125 days.

Market-wide, inventory levels were up 10.2 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale improved 29.7 percent. That amounts to 2.0 months of inventory for Single-Family Homes and 3.1 months of inventory for Condos.

Quick Facts

+ 22.0%

Price Range with
Strongest Sales:
\$750,001 to \$1,000,000

+ 0.5%

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

- 5.2%

Property Type With
Strongest Sales:
Single-Family Homes

Pending Sales	2
Closed Sales	3
Days On Market Until Sale	4
Median Sales Price	5
Percent of List Price Received	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8

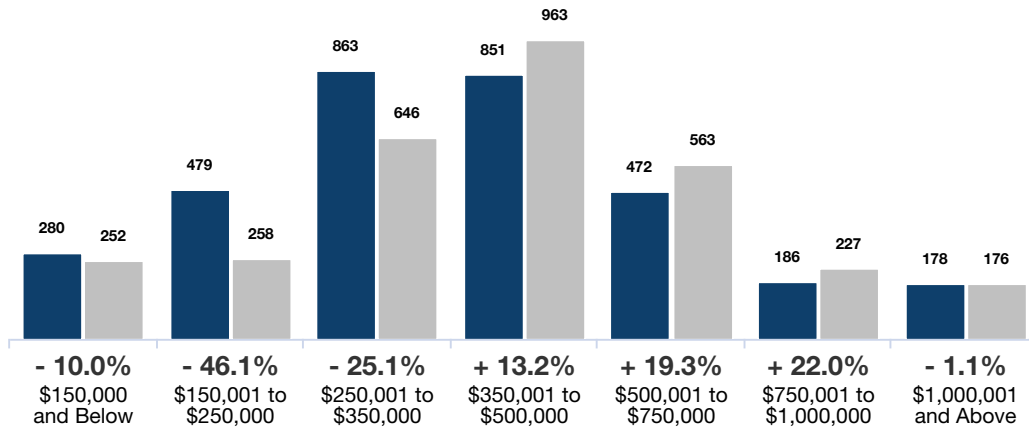


Pending Sales

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

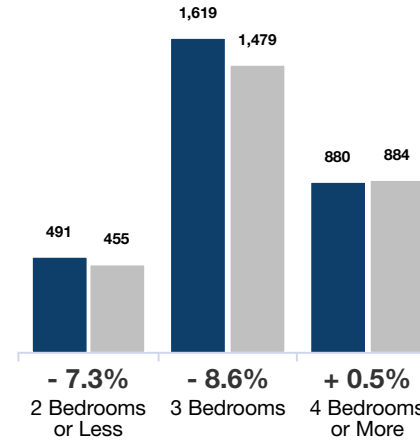
By Price Range

■ 7-2022 ■ 7-2023



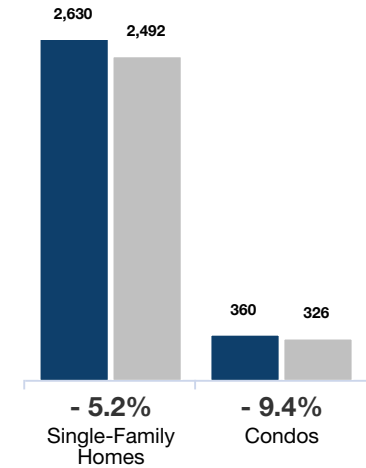
By Bedroom Count

■ 7-2022 ■ 7-2023



By Property Type

■ 7-2022 ■ 7-2023



All Properties

By Price Range	7-2022	7-2023	Change
\$150,000 and Below	280	252	- 10.0%
\$150,001 to \$250,000	479	258	- 46.1%
\$250,001 to \$350,000	863	646	- 25.1%
\$350,001 to \$500,000	851	963	+ 13.2%
\$500,001 to \$750,000	472	563	+ 19.3%
\$750,001 to \$1,000,000	186	227	+ 22.0%
\$1,000,001 and Above	178	176	- 1.1%
All Price Ranges	2,990	2,818	- 5.8%

Single-Family Homes

By Bedroom Count	7-2022	7-2023	Change
2 Bedrooms or Less	216	225	+ 4.2%
3 Bedrooms	350	172	- 50.9%
4 Bedrooms or More	765	536	- 29.9%
	793	892	+ 12.5%
	448	521	+ 16.3%
	176	218	+ 23.9%
	173	169	- 2.3%
All Bedroom Counts	2,630	2,492	- 5.2%

Condos

By Price Range	7-2022	7-2023	Change
\$150,000 and Below	64	27	- 57.8%
\$150,001 to \$250,000	129	86	- 33.3%
\$250,001 to \$350,000	98	110	+ 12.2%
\$350,001 to \$500,000	58	71	+ 22.4%
\$500,001 to \$750,000	24	42	+ 75.0%
\$750,001 to \$1,000,000	10	9	- 10.0%
\$1,000,001 and Above	5	7	+ 40.0%
All Price Ranges	360	326	- 9.4%

By Bedroom Count	7-2022	7-2023	Change
2 Bedrooms or Less	491	455	- 7.3%
3 Bedrooms	1,619	1,479	- 8.6%
4 Bedrooms or More	880	884	+ 0.5%
All Bedroom Counts	2,990	2,818	- 5.8%

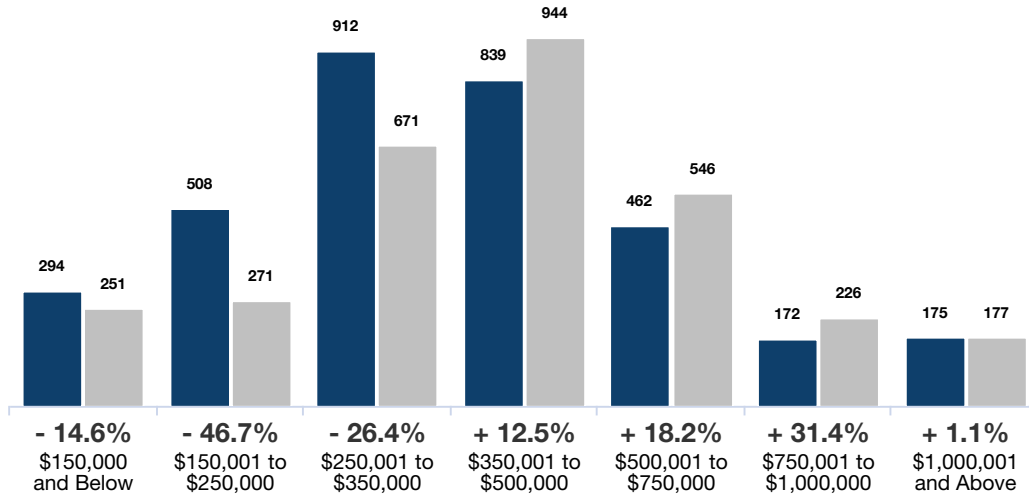
By Price Range	7-2022	7-2023	Change
\$150,000 and Below	270	245	- 9.3%
\$150,001 to \$250,000	1,492	1,382	- 7.4%
\$250,001 to \$350,000	868	865	- 0.3%
\$350,001 to \$500,000	12	19	+ 58.3%
All Price Ranges	2,630	2,492	- 5.2%

Closed Sales

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

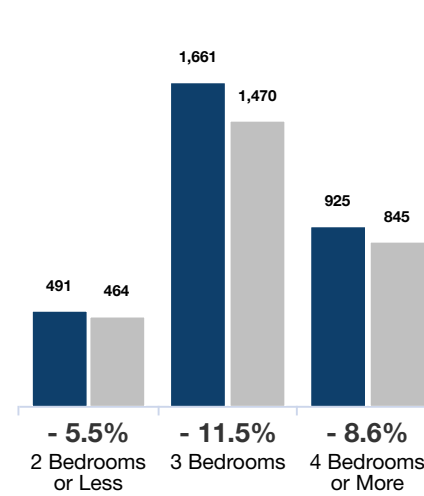
By Price Range

■ 7-2022 ■ 7-2023



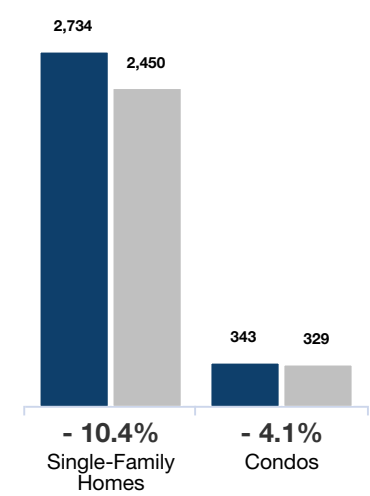
By Bedroom Count

■ 7-2022 ■ 7-2023



By Property Type

■ 7-2022 ■ 7-2023



All Properties

By Price Range	7-2022	7-2023	Change
\$150,000 and Below	294	251	- 14.6%
\$150,001 to \$250,000	508	271	- 46.7%
\$250,001 to \$350,000	912	671	- 26.4%
\$350,001 to \$500,000	839	944	+ 12.5%
\$500,001 to \$750,000	462	546	+ 18.2%
\$750,001 to \$1,000,000	172	226	+ 31.4%
\$1,000,001 and Above	175	177	+ 1.1%
All Price Ranges	3,077	2,779	- 9.7%

Single-Family Homes

By Bedroom Count	7-2022	7-2023	Change
2 Bedrooms or Less	229	223	- 2.6%
3 Bedrooms	388	186	- 52.1%
4 Bedrooms or More	811	562	- 30.7%
2 Bedrooms or Less	788	871	+ 10.5%
3 Bedrooms	439	505	+ 15.0%
4 Bedrooms or More	166	213	+ 28.3%
2 Bedrooms or Less	172	169	- 1.7%
All Bedroom Counts	2,734	2,450	- 10.4%

Condos

By Price Range	7-2022	7-2023	Change
\$150,000 and Below	65	28	- 56.9%
\$150,001 to \$250,000	120	85	- 29.2%
\$250,001 to \$350,000	101	109	+ 7.9%
\$350,001 to \$500,000	51	73	+ 43.1%
\$500,001 to \$750,000	23	41	+ 78.3%
\$750,001 to \$1,000,000	6	13	+ 116.7%
\$1,000,001 and Above	3	8	+ 166.7%
All Price Ranges	343	329	- 4.1%

By Bedroom Count	7-2022	7-2023	Change
2 Bedrooms or Less	491	464	- 5.5%
3 Bedrooms	1,661	1,470	- 11.5%
4 Bedrooms or More	925	845	- 8.6%
All Bedroom Counts	3,077	2,779	- 9.7%

By Price Range	7-2022	7-2023	Change
\$150,000 and Below	271	251	- 7.4%
\$150,001 to \$250,000	1,549	1,370	- 11.6%
\$250,001 to \$350,000	914	829	- 9.3%
\$350,001 to \$500,000	11	16	+ 45.5%
All Price Ranges	343	329	- 4.1%

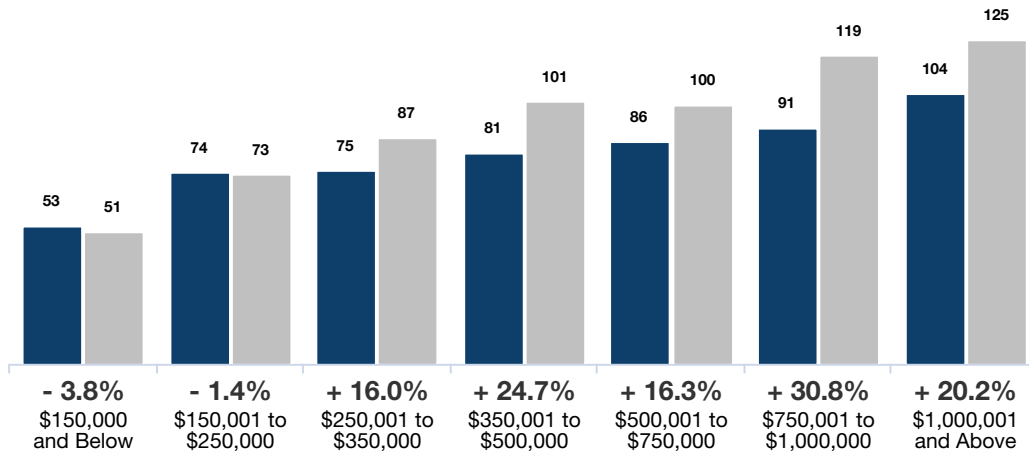
Days On Market Until Sale

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

Based on a rolling 12-month average.

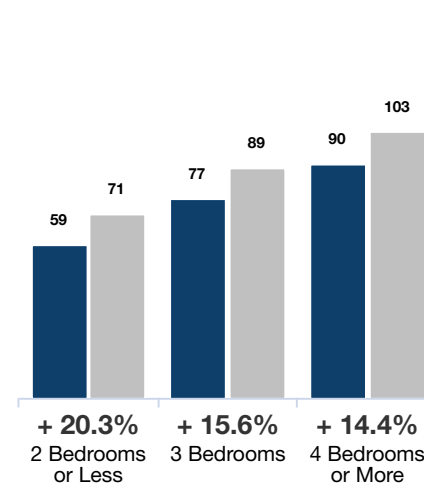
By Price Range

■ 7-2022 ■ 7-2023



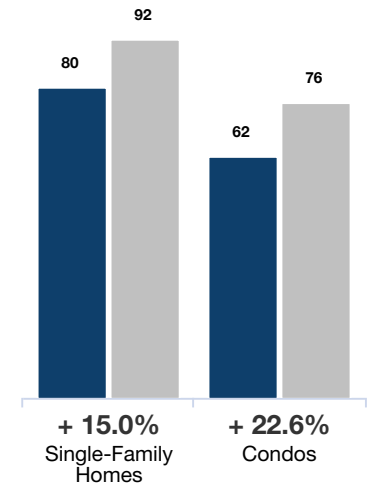
By Bedroom Count

■ 7-2022 ■ 7-2023



By Property Type

■ 7-2022 ■ 7-2023



	All Properties			Single-Family Homes			Condos		
By Price Range	7-2022	7-2023	Change	7-2022	7-2023	Change	7-2022	7-2023	Change
\$150,000 and Below	53	51	- 3.8%	56	52	- 7.1%	41	46	+ 12.2%
\$150,001 to \$250,000	74	73	- 1.4%	78	83	+ 6.4%	61	54	- 11.5%
\$250,001 to \$350,000	75	87	+ 16.0%	75	90	+ 20.0%	68	73	+ 7.4%
\$350,001 to \$500,000	81	101	+ 24.7%	81	101	+ 24.7%	81	108	+ 33.3%
\$500,001 to \$750,000	86	100	+ 16.3%	85	101	+ 18.8%	96	86	- 10.4%
\$750,001 to \$1,000,000	91	119	+ 30.8%	92	119	+ 29.3%	41	123	+ 200.0%
\$1,000,001 and Above	104	125	+ 20.2%	105	123	+ 17.1%	42	166	+ 295.2%
All Price Ranges	78	90	+ 15.4%	80	92	+ 15.0%	62	76	+ 22.6%
By Bedroom Count	7-2022	7-2023	Change	7-2022	7-2023	Change	7-2022	7-2023	Change
2 Bedrooms or Less	59	71	+ 20.3%	57	70	+ 22.8%	60	72	+ 20.0%
3 Bedrooms	77	89	+ 15.6%	78	90	+ 15.4%	62	82	+ 32.3%
4 Bedrooms or More	90	103	+ 14.4%	90	103	+ 14.4%	111	92	- 17.1%
All Bedroom Counts	78	90	+ 15.4%	80	92	+ 15.0%	62	76	+ 22.6%

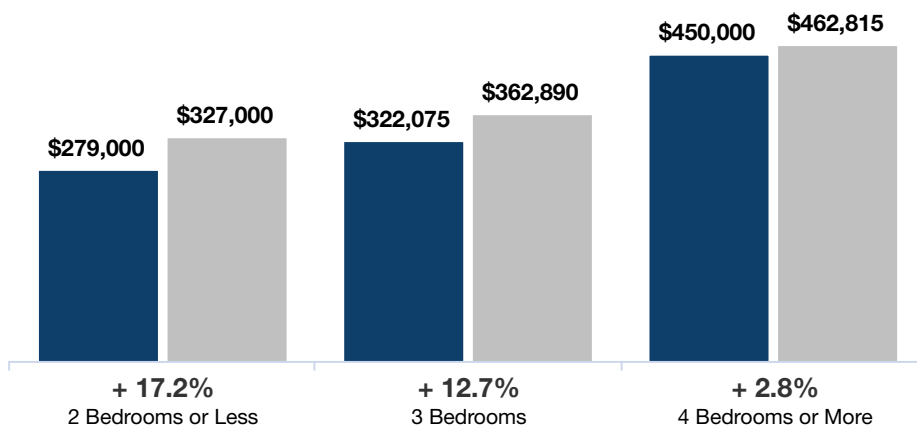
Median Sales Price



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

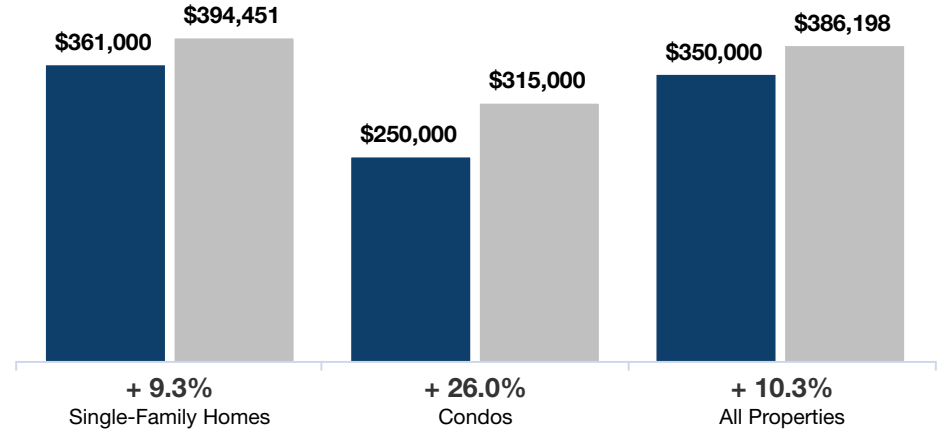
By Bedroom Count

■ 7-2022 ■ 7-2023



By Property Type

■ 7-2022 ■ 7-2023



All Properties

By Bedroom Count

	7-2022	7-2023	Change
2 Bedrooms or Less	\$279,000	\$327,000	+ 17.2%
3 Bedrooms	\$322,075	\$362,890	+ 12.7%
4 Bedrooms or More	\$450,000	\$462,815	+ 2.8%
All Bedroom Counts	\$350,000	\$386,198	+ 10.3%

Single-Family Homes

	7-2022	7-2023	Change
	\$314,500	\$365,000	+ 16.1%
	\$327,250	\$365,000	+ 11.5%
	\$450,000	\$464,995	+ 3.3%
All Single-Family Homes	\$361,000	\$394,451	+ 9.3%

Condos

	7-2022	7-2023	Change
	\$248,250	\$300,000	+ 20.8%
	\$254,450	\$323,375	+ 27.1%
	\$235,000	\$350,000	+ 48.9%
All Condos	\$250,000	\$315,000	+ 26.0%

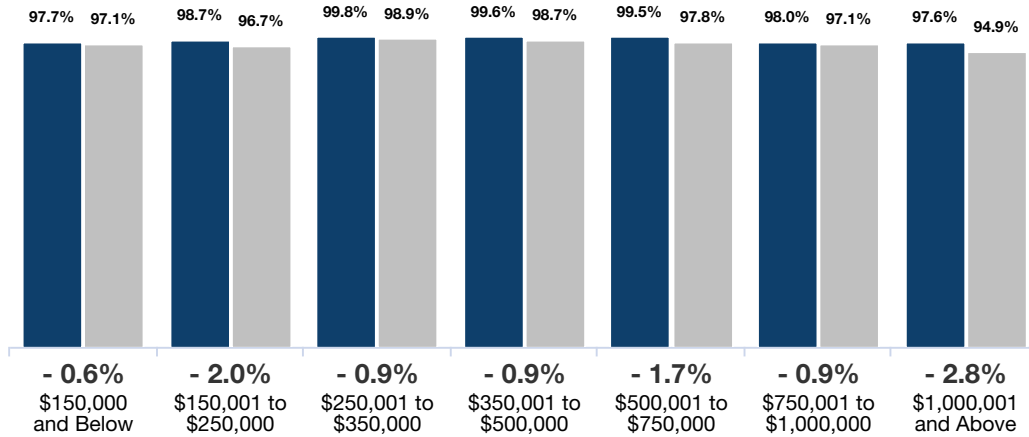
Percent of List Price Received



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.**

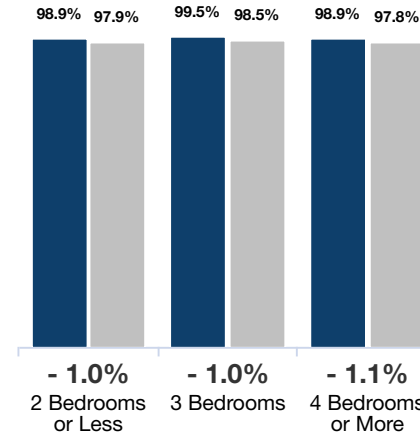
By Price Range

■ 7-2022 ■ 7-2023



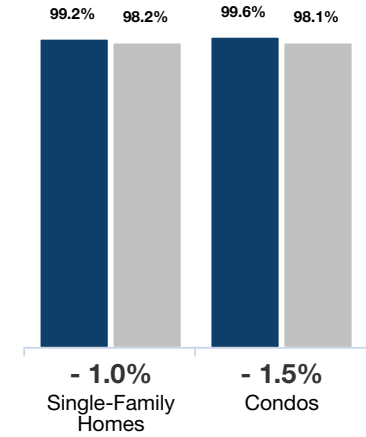
By Bedroom Count

■ 7-2022 ■ 7-2023



By Property Type

■ 7-2022 ■ 7-2023



	All Properties			Single-Family Homes			Condos		
By Price Range	7-2022	7-2023	Change	7-2022	7-2023	Change	7-2022	7-2023	Change
\$150,000 and Below	97.7%	97.1%	-0.6%	97.2%	96.9%	-0.3%	99.4%	98.5%	-0.9%
\$150,001 to \$250,000	98.7%	96.7%	-2.0%	98.4%	96.2%	-2.2%	99.5%	97.9%	-1.6%
\$250,001 to \$350,000	99.8%	98.9%	-0.9%	99.8%	99.1%	-0.7%	99.5%	98.3%	-1.2%
\$350,001 to \$500,000	99.6%	98.7%	-0.9%	99.7%	98.8%	-0.9%	98.4%	98.4%	0.0%
\$500,001 to \$750,000	99.5%	97.8%	-1.7%	99.4%	97.8%	-1.6%	101.4%	97.7%	-3.6%
\$750,001 to \$1,000,000	98.0%	97.1%	-0.9%	97.8%	97.1%	-0.7%	105.2%	97.0%	-7.8%
\$1,000,001 and Above	97.6%	94.9%	-2.8%	97.5%	94.9%	-2.7%	103.7%	94.8%	-8.6%
All Price Ranges	99.3%	98.2%	-1.1%	99.2%	98.2%	-1.0%	99.6%	98.1%	-1.5%
By Bedroom Count	7-2022	7-2023	Change	7-2022	7-2023	Change	7-2022	7-2023	Change
2 Bedrooms or Less	98.9%	97.9%	-1.0%	98.7%	98.0%	-0.7%	99.2%	97.8%	-1.4%
3 Bedrooms	99.5%	98.5%	-1.0%	99.5%	98.5%	-1.0%	100.0%	98.6%	-1.4%
4 Bedrooms or More	98.9%	97.8%	-1.1%	98.9%	97.8%	-1.1%	101.6%	99.4%	-2.2%
All Bedroom Counts	99.3%	98.2%	-1.1%	99.2%	98.2%	-1.0%	99.6%	98.1%	-1.5%

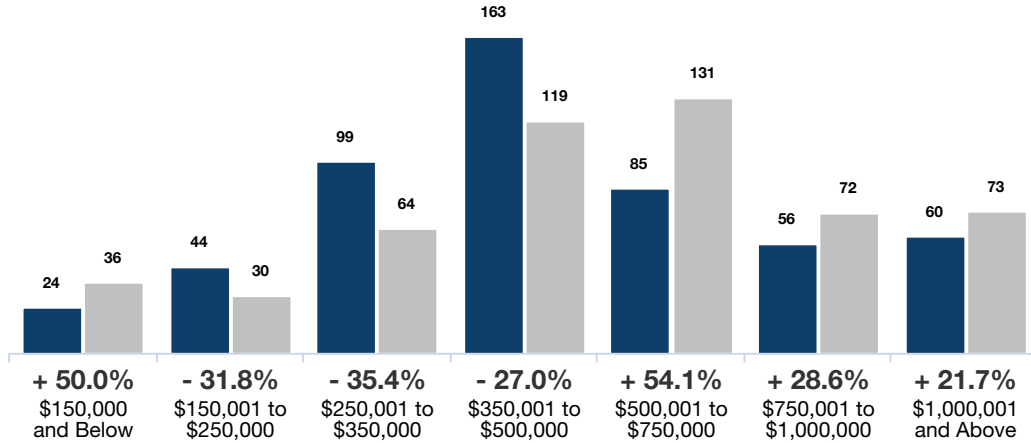
Inventory of Homes for Sale



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

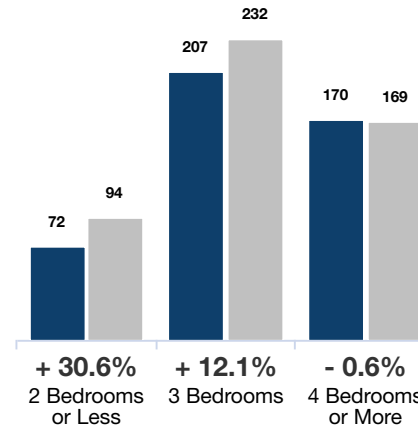
By Price Range

■ 7-2022 ■ 7-2023



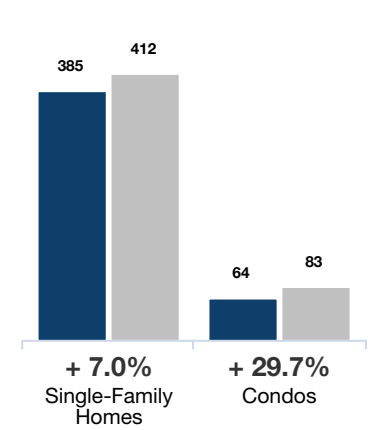
By Bedroom Count

■ 7-2022 ■ 7-2023



By Property Type

■ 7-2022 ■ 7-2023



All Properties

By Price Range	7-2022	7-2023	Change
\$150,000 and Below	24	36	+ 50.0%
\$150,001 to \$250,000	44	30	- 31.8%
\$250,001 to \$350,000	99	64	- 35.4%
\$350,001 to \$500,000	163	119	- 27.0%
\$500,001 to \$750,000	85	131	+ 54.1%
\$750,001 to \$1,000,000	56	72	+ 28.6%
\$1,000,001 and Above	60	73	+ 21.7%
All Price Ranges	449	495	+ 10.2%

Single-Family Homes

By Bedroom Count	7-2022	7-2023	Change
2 Bedrooms or Less	72	94	+ 30.6%
3 Bedrooms	207	232	+ 12.1%
4 Bedrooms or More	170	169	- 0.6%
All Bedroom Counts	449	495	+ 10.2%

Condos

By Price Range	7-2022	7-2023	Change
\$150,000 and Below	2	3	+ 50.0%
\$150,001 to \$250,000	14	18	+ 28.6%
\$250,001 to \$350,000	18	19	+ 5.6%
\$350,001 to \$500,000	20	20	0.0%
\$500,001 to \$750,000	8	20	+ 150.0%
\$750,001 to \$1,000,000	5	3	- 40.0%
\$1,000,001 and Above	7	6	- 14.3%
All Price Ranges	64	83	+ 29.7%

By Bedroom Count	7-2022	7-2023	Change
2 Bedrooms or Less	72	94	+ 30.6%
3 Bedrooms	207	232	+ 12.1%
4 Bedrooms or More	170	169	- 0.6%
All Bedroom Counts	449	495	+ 10.2%

By Price Range	7-2022	7-2023	Change
\$150,000 and Below	22	33	+ 50.0%
\$150,001 to \$250,000	30	12	- 60.0%
\$250,001 to \$350,000	81	45	- 44.4%
\$350,001 to \$500,000	143	99	- 30.8%
\$500,001 to \$750,000	77	111	+ 44.2%
\$750,001 to \$1,000,000	51	69	+ 35.3%
\$1,000,001 and Above	53	67	+ 26.4%
All Price Ranges	385	412	+ 7.0%

By Price Range	7-2022	7-2023	Change
\$150,000 and Below	2	3	+ 50.0%
\$150,001 to \$250,000	14	18	+ 28.6%
\$250,001 to \$350,000	18	19	+ 5.6%
\$350,001 to \$500,000	20	20	0.0%
\$500,001 to \$750,000	8	20	+ 150.0%
\$750,001 to \$1,000,000	5	3	- 40.0%
\$1,000,001 and Above	7	6	- 14.3%
All Price Ranges	64	83	+ 29.7%

Months Supply of Inventory

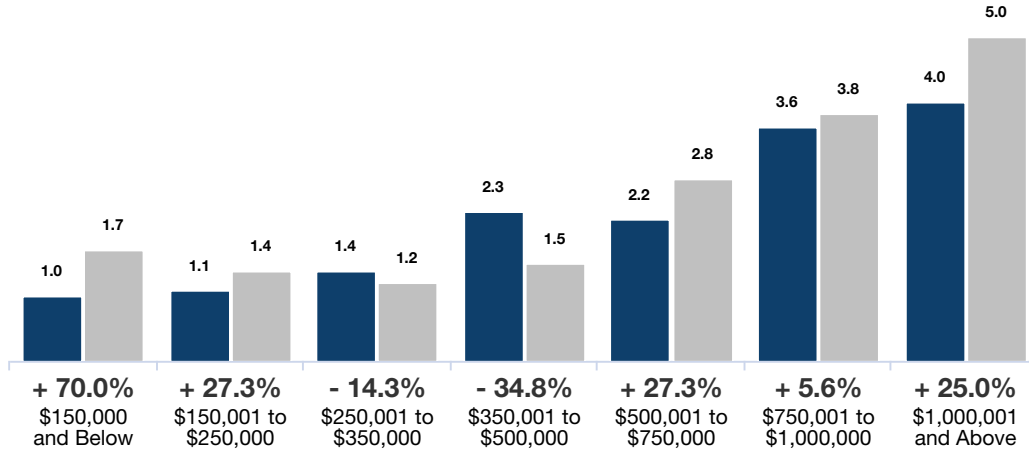


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

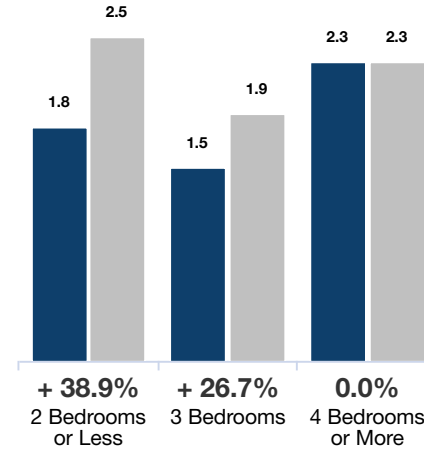
By Price Range

■ 7-2022 ■ 7-2023



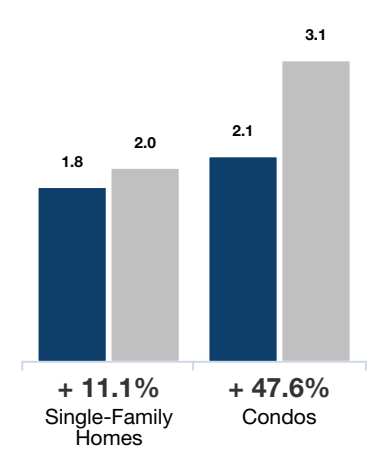
By Bedroom Count

■ 7-2022 ■ 7-2023



By Property Type

■ 7-2022 ■ 7-2023



All Properties

By Price Range	7-2022	7-2023	Change
\$150,000 and Below	1.0	1.7	+70.0%
\$150,001 to \$250,000	1.1	1.4	+27.3%
\$250,001 to \$350,000	1.4	1.2	-14.3%
\$350,001 to \$500,000	2.3	1.5	-34.8%
\$500,001 to \$750,000	2.2	2.8	+27.3%
\$750,001 to \$1,000,000	3.6	3.8	+5.6%
\$1,000,001 and Above	4.0	5.0	+25.0%
All Price Ranges	1.8	2.1	+16.7%

Single-Family Homes

By Price Range	7-2022	7-2023	Change
\$150,000 and Below	1.2	1.8	+50.0%
\$150,001 to \$250,000	1.0	0.8	-20.0%
\$250,001 to \$350,000	1.3	1.0	-23.1%
\$350,001 to \$500,000	2.2	1.3	-40.9%
\$500,001 to \$750,000	2.1	2.6	+23.8%
\$750,001 to \$1,000,000	3.5	3.8	+8.6%
\$1,000,001 and Above	3.7	4.8	+29.7%
All Price Ranges	1.8	2.0	+11.1%

Condos

By Price Range	7-2022	7-2023	Change
\$150,000 and Below	0.4	1.2	+200.0%
\$150,001 to \$250,000	1.3	2.5	+92.3%
\$250,001 to \$350,000	2.2	2.1	-4.5%
\$350,001 to \$500,000	4.1	3.4	-17.1%
\$500,001 to \$750,000	3.7	5.7	+54.1%
\$750,001 to \$1,000,000	3.5	2.3	-34.3%
\$1,000,001 and Above	4.2	5.1	+21.4%
All Price Ranges	2.1	3.1	+47.6%

By Bedroom Count

By Bedroom Count	7-2022	7-2023	Change
2 Bedrooms or Less	1.8	2.5	+38.9%
3 Bedrooms	1.5	1.9	+26.7%
4 Bedrooms or More	2.3	2.3	0.0%
All Bedroom Counts	1.8	2.1	+16.7%

Single-Family Homes

By Bedroom Count	7-2022	7-2023	Change
2 Bedrooms or Less	1.0	2.2	+120.0%
3 Bedrooms	1.6	1.8	+12.5%
4 Bedrooms or More	2.3	2.3	0.0%
All Bedroom Counts	1.8	2.0	+11.1%

Condos

By Bedroom Count	7-2022	7-2023	Change
2 Bedrooms or Less	2.7	2.8	+3.7%
3 Bedrooms	1.0	3.7	+270.0%
4 Bedrooms or More	2.3	2.1	-8.7%
All Bedroom Counts	2.1	3.1	+47.6%