

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



August 2023

New-home sales recently hit a 17-month high, rising 4.4% month-over-month nationally, according to the U.S. Census Bureau. New-home sales were up 31.5% year-over-year, led by gains in the Midwest and West, where monthly sales jumped 47.4% and 21.5%, respectively. The new-home market continues to benefit from the lack of existing-home inventory, and with many builders offering sales incentives, including price reductions and mortgage rate buydowns, homebuyers are increasingly turning to new construction for their next home purchase. For the 12-month period spanning September 2022 through August 2023, Pending Sales in the Beaufort-Jasper County REALTORS® region fell 5.2 percent overall. The price range with the largest pending sales gain was the \$500,001 to \$750,000 range, where sales increased 21.9 percent.

The overall Median Sales Price improved 9.6 percent to \$389,000. The property type with the largest gain was the Condos segment, where prices rose 26.0 percent to \$315,000. The price range that tended to sell the quickest was the \$150,000 and Below range at 52 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 116 days.

Market-wide, inventory levels increased 15.3 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale were up 49.2 percent. That amounts to 2.1 months of inventory for Single-Family Homes and 3.2 months of inventory for Condos.

Quick Facts

+ 21.9%

- 0.5%

- 4.8%

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	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

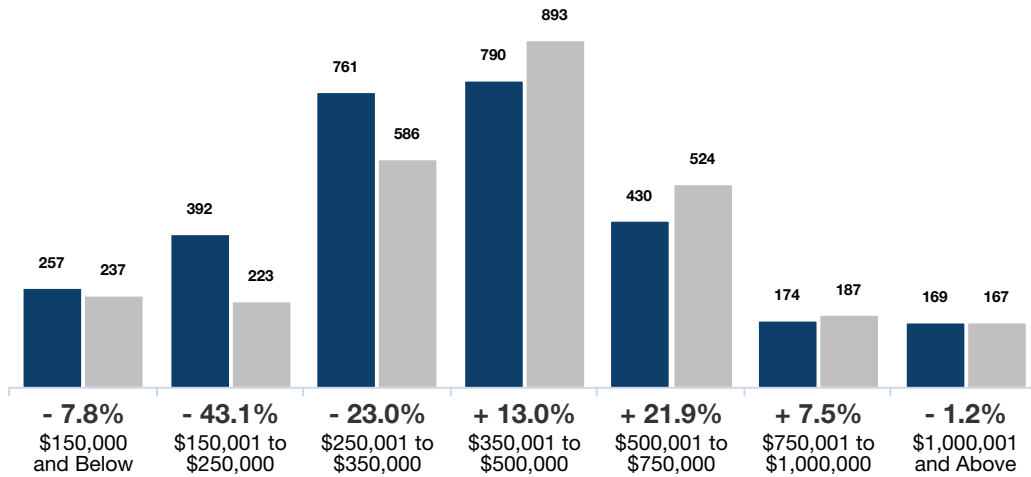


Pending Sales

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

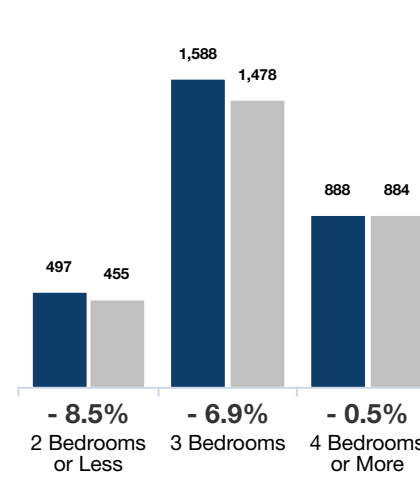
By Price Range

■ 8-2022 ■ 8-2023



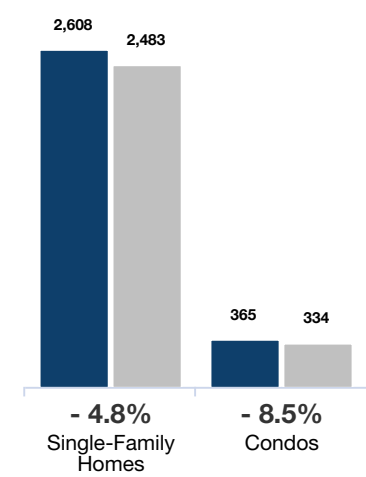
By Bedroom Count

■ 8-2022 ■ 8-2023



By Property Type

■ 8-2022 ■ 8-2023



All Properties

By Price Range	8-2022	8-2023	Change
\$150,000 and Below	257	237	- 7.8%
\$150,001 to \$250,000	392	223	- 43.1%
\$250,001 to \$350,000	761	586	- 23.0%
\$350,001 to \$500,000	790	893	+ 13.0%
\$500,001 to \$750,000	430	524	+ 21.9%
\$750,001 to \$1,000,000	174	187	+ 7.5%
\$1,000,001 and Above	169	167	- 1.2%
All Price Ranges	2,973	2,817	- 5.2%

Single-Family Homes

By Bedroom Count	8-2022	8-2023	Change
2 Bedrooms or Less	201	211	+ 5.0%
3 Bedrooms	278	148	- 46.8%
4 Bedrooms or More	662	478	- 27.8%
2 Bedrooms or Less	267	250	- 6.4%
3 Bedrooms	1,467	1,368	- 6.7%
4 Bedrooms or More	874	865	- 1.0%
All Bedroom Counts	2,608	2,483	- 4.8%

Condos

By Price Range	8-2022	8-2023	Change
\$150,000 and Below	56	26	- 53.6%
\$150,001 to \$250,000	114	75	- 34.2%
\$250,001 to \$350,000	99	108	+ 9.1%
\$350,001 to \$500,000	57	68	+ 19.3%
\$500,001 to \$750,000	24	42	+ 75.0%
\$750,001 to \$1,000,000	9	8	- 11.1%
\$1,000,001 and Above	6	7	+ 16.7%
All Price Ranges	365	334	- 8.5%

By Bedroom Count	8-2022	8-2023	Change
2 Bedrooms or Less	497	455	- 8.5%
3 Bedrooms	1,588	1,478	- 6.9%
4 Bedrooms or More	888	884	- 0.5%
All Bedroom Counts	2,973	2,817	- 5.2%

By Price Range	8-2022	8-2023	Change
\$150,000 and Below	201	211	+ 5.0%
\$150,001 to \$250,000	278	148	- 46.8%
\$250,001 to \$350,000	662	478	- 27.8%
\$350,001 to \$500,000	733	825	+ 12.6%
\$500,001 to \$750,000	406	482	+ 18.7%
\$750,001 to \$1,000,000	165	179	+ 8.5%
\$1,000,001 and Above	163	160	- 1.8%
All Price Ranges	2,608	2,483	- 4.8%

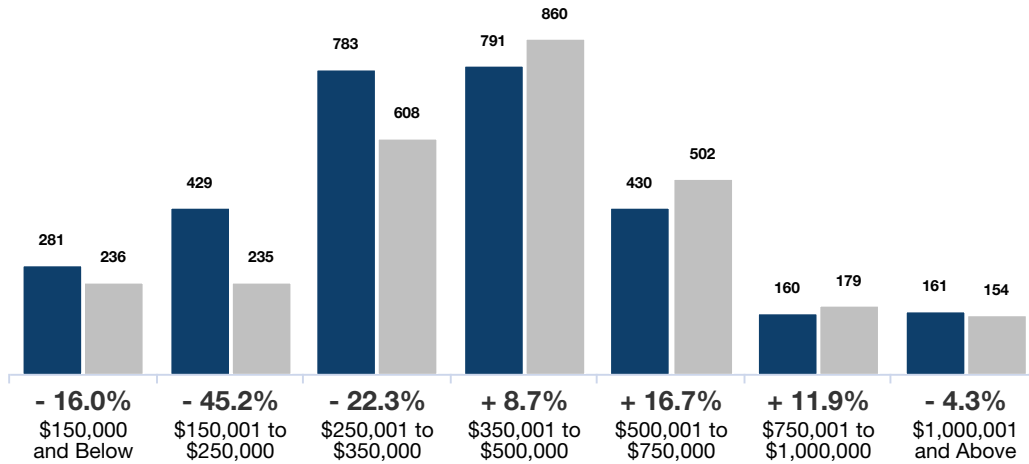
Closed Sales



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

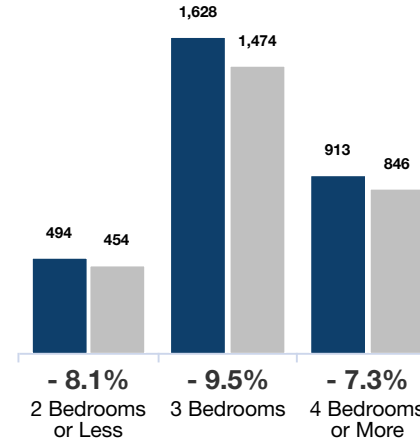
By Price Range

■ 8-2022 ■ 8-2023



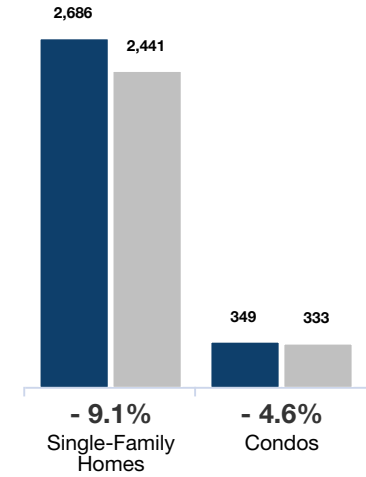
By Bedroom Count

■ 8-2022 ■ 8-2023



By Property Type

■ 8-2022 ■ 8-2023



All Properties

By Price Range	8-2022	8-2023	Change
\$150,000 and Below	281	236	-16.0%
\$150,001 to \$250,000	429	235	-45.2%
\$250,001 to \$350,000	783	608	-22.3%
\$350,001 to \$500,000	791	860	+8.7%
\$500,001 to \$750,000	430	502	+16.7%
\$750,001 to \$1,000,000	160	179	+11.9%
\$1,000,001 and Above	161	154	-4.3%
All Price Ranges	3,035	2,774	-8.6%

Single-Family Homes

By Price Range	8-2022	8-2023	Change
\$150,000 and Below	221	211	-4.5%
\$150,001 to \$250,000	313	150	-52.1%
\$250,001 to \$350,000	695	503	-27.6%
\$350,001 to \$500,000	742	791	+6.6%
\$500,001 to \$750,000	409	468	+14.4%
\$750,001 to \$1,000,000	151	169	+11.9%
\$1,000,001 and Above	155	149	-3.9%
All Price Ranges	2,686	2,441	-9.1%

Condos

By Price Range	8-2022	8-2023	Change
\$150,000 and Below	60	25	-58.3%
\$150,001 to \$250,000	116	85	-26.7%
\$250,001 to \$350,000	88	105	+19.3%
\$350,001 to \$500,000	49	69	+40.8%
\$500,001 to \$750,000	21	34	+61.9%
\$750,001 to \$1,000,000	9	10	+11.1%
\$1,000,001 and Above	6	5	-16.7%
All Price Ranges	349	333	-4.6%

By Bedroom Count

By Bedroom Count	8-2022	8-2023	Change
2 Bedrooms or Less	494	454	-8.1%
3 Bedrooms	1,628	1,474	-9.5%
4 Bedrooms or More	913	846	-7.3%
All Bedroom Counts	3,035	2,774	-8.6%

Single-Family Homes

By Bedroom Count	8-2022	8-2023	Change
2 Bedrooms or Less	274	241	-12.0%
3 Bedrooms	1,512	1,369	-9.5%
4 Bedrooms or More	900	831	-7.7%
All Bedroom Counts	2,686	2,441	-9.1%

Condos

By Bedroom Count	8-2022	8-2023	Change
2 Bedrooms or Less	220	213	-3.2%
3 Bedrooms	116	105	-9.5%
4 Bedrooms or More	13	15	+15.4%
All Bedroom Counts	349	333	-4.6%

Days On Market Until Sale

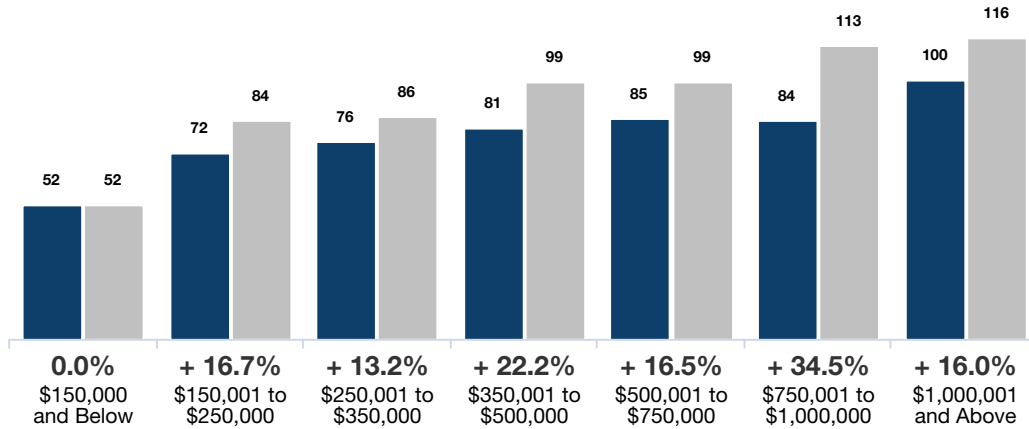


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

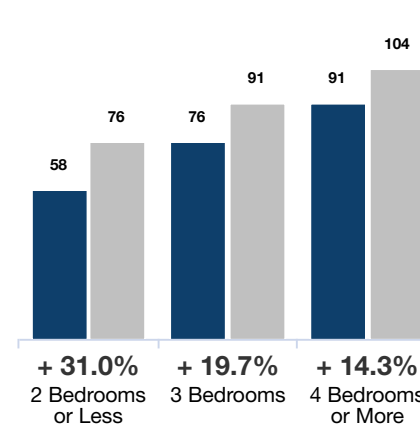
By Price Range

■ 8-2022 ■ 8-2023



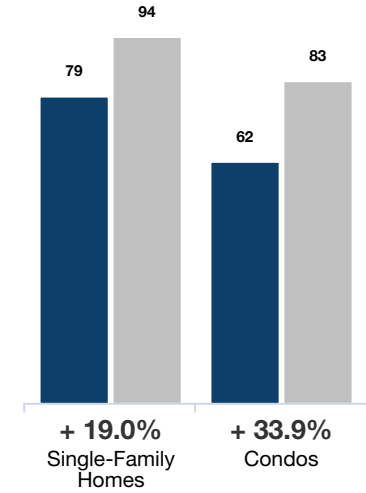
By Bedroom Count

■ 8-2022 ■ 8-2023



By Property Type

■ 8-2022 ■ 8-2023



All Properties

By Price Range	8-2022	8-2023	Change
\$150,000 and Below	52	52	0.0%
\$150,001 to \$250,000	72	84	+ 16.7%
\$250,001 to \$350,000	76	86	+ 13.2%
\$350,001 to \$500,000	81	99	+ 22.2%
\$500,001 to \$750,000	85	99	+ 16.5%
\$750,001 to \$1,000,000	84	113	+ 34.5%
\$1,000,001 and Above	100	116	+ 16.0%
All Price Ranges	77	93	+ 20.8%

Single-Family Homes

By Bedroom Count	8-2022	8-2023	Change
2 Bedrooms or Less	58	76	+ 31.0%
3 Bedrooms	76	91	+ 19.7%
4 Bedrooms or More	91	104	+ 14.3%
All Bedroom Counts	77	93	+ 20.8%

Condos

By Price Range	8-2022	8-2023	Change
\$150,000 and Below	55	53	- 3.6%
\$150,001 to \$250,000	76	82	+ 7.9%
\$250,001 to \$350,000	77	90	+ 16.9%
\$350,001 to \$500,000	81	98	+ 21.0%
\$500,001 to \$750,000	85	99	+ 16.5%
\$750,001 to \$1,000,000	85	114	+ 34.1%
\$1,000,001 and Above	101	113	+ 11.9%
All Price Ranges	79	94	+ 19.0%

By Bedroom Count	8-2022	8-2023	Change
2 Bedrooms or Less	58	76	+ 31.0%
3 Bedrooms	76	91	+ 19.7%
4 Bedrooms or More	91	104	+ 14.3%
All Bedroom Counts	77	93	+ 20.8%

By Price Range	8-2022	8-2023	Change
\$150,000 and Below	44	41	- 6.8%
\$150,001 to \$250,000	61	87	+ 42.6%
\$250,001 to \$350,000	61	68	+ 11.5%
\$350,001 to \$500,000	79	103	+ 30.4%
\$500,001 to \$750,000	85	90	+ 5.9%
\$750,001 to \$1,000,000	62	110	+ 77.4%
\$1,000,001 and Above	54	195	+ 261.1%
All Price Ranges	62	83	+ 33.9%

By Bedroom Count	8-2022	8-2023	Change
2 Bedrooms or Less	57	72	+ 26.3%
3 Bedrooms	77	91	+ 18.2%
4 Bedrooms or More	90	105	+ 16.7%
All Bedroom Counts	79	94	+ 19.0%

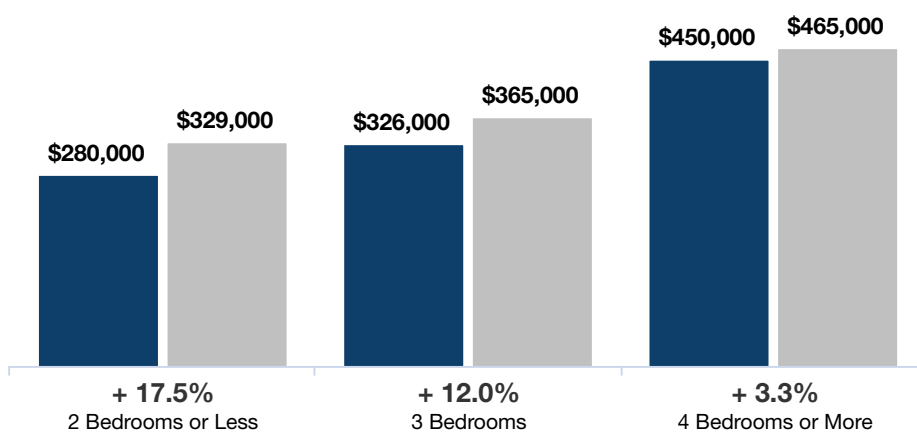
Median Sales Price



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

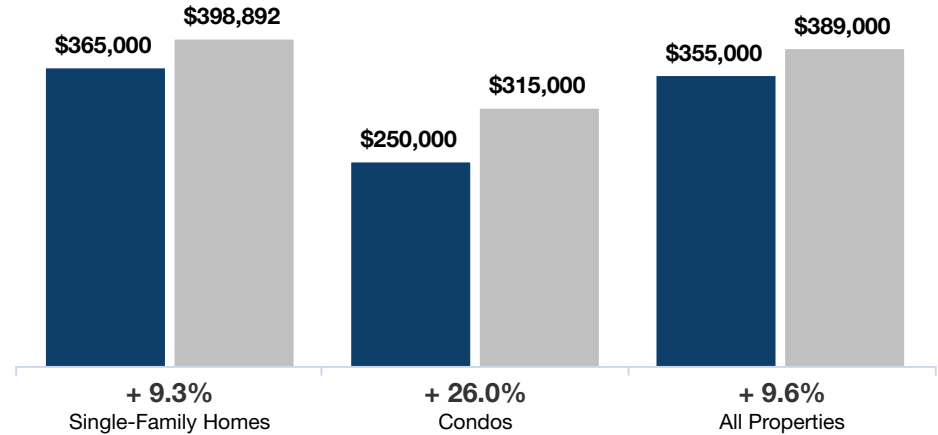
By Bedroom Count

■ 8-2022 ■ 8-2023



By Property Type

■ 8-2022 ■ 8-2023



All Properties

By Bedroom Count

	8-2022	8-2023	Change
2 Bedrooms or Less	\$280,000	\$329,000	+ 17.5%
3 Bedrooms	\$326,000	\$365,000	+ 12.0%
4 Bedrooms or More	\$450,000	\$465,000	+ 3.3%
All Bedroom Counts	\$355,000	\$389,000	+ 9.6%

Single-Family Homes

	8-2022	8-2023	Change
Single-Family Homes	\$365,000	\$398,892	+ 9.3%

Condos

	8-2022	8-2023	Change
Condos	\$250,000	\$315,000	+ 26.0%

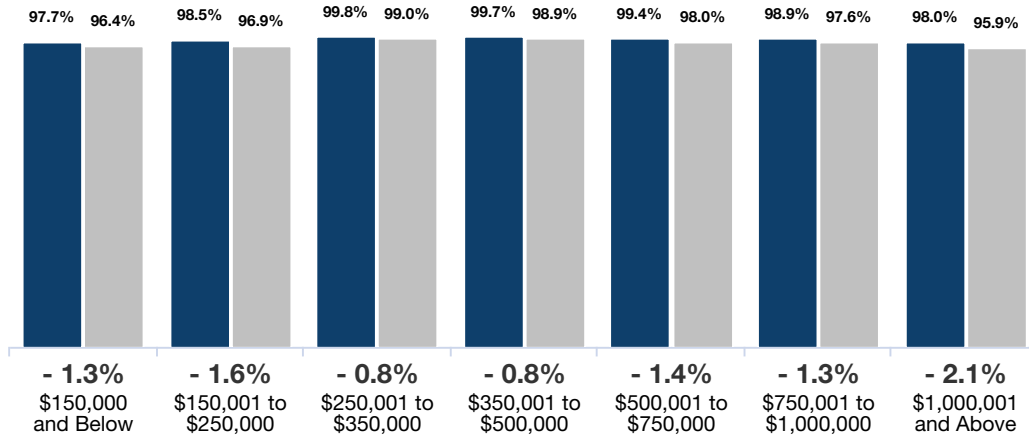
Percent of List Price Received



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.**

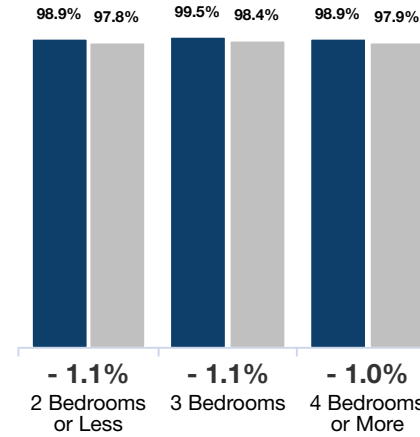
By Price Range

■ 8-2022 ■ 8-2023



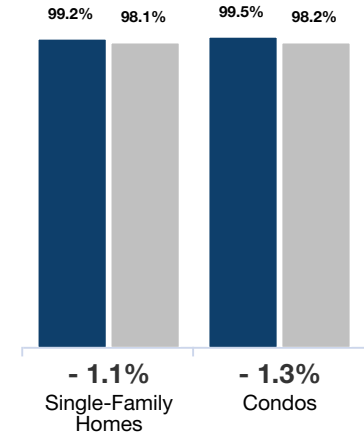
By Bedroom Count

■ 8-2022 ■ 8-2023



By Property Type

■ 8-2022 ■ 8-2023



	All Properties			Single-Family Homes			Condos		
By Price Range	8-2022	8-2023	Change	8-2022	8-2023	Change	8-2022	8-2023	Change
\$150,000 and Below	97.7%	96.4%	-1.3%	97.2%	96.1%	-1.1%	99.3%	98.7%	-0.6%
\$150,001 to \$250,000	98.5%	96.9%	-1.6%	98.1%	96.4%	-1.7%	99.4%	97.9%	-1.5%
\$250,001 to \$350,000	99.8%	99.0%	-0.8%	99.8%	99.2%	-0.6%	99.9%	98.4%	-1.5%
\$350,001 to \$500,000	99.7%	98.9%	-0.8%	99.8%	98.9%	-0.9%	98.1%	98.6%	+0.5%
\$500,001 to \$750,000	99.4%	98.0%	-1.4%	99.4%	98.0%	-1.4%	101.1%	97.7%	-3.4%
\$750,001 to \$1,000,000	98.9%	97.6%	-1.3%	98.6%	97.6%	-1.0%	103.2%	97.4%	-5.6%
\$1,000,001 and Above	98.0%	95.9%	-2.1%	98.0%	95.9%	-2.1%	98.1%	98.0%	-0.1%
All Price Ranges	99.2%	98.1%	-1.1%	99.2%	98.1%	-1.1%	99.5%	98.2%	-1.3%
By Bedroom Count	8-2022	8-2023	Change	8-2022	8-2023	Change	8-2022	8-2023	Change
2 Bedrooms or Less	98.9%	97.8%	-1.1%	98.5%	97.8%	-0.7%	99.4%	97.9%	-1.5%
3 Bedrooms	99.5%	98.4%	-1.1%	99.4%	98.4%	-1.0%	99.7%	98.8%	-0.9%
4 Bedrooms or More	98.9%	97.9%	-1.0%	98.9%	97.8%	-1.1%	101.0%	99.7%	-1.3%
All Bedroom Counts	99.2%	98.1%	-1.1%	99.2%	98.1%	-1.1%	99.5%	98.2%	-1.3%

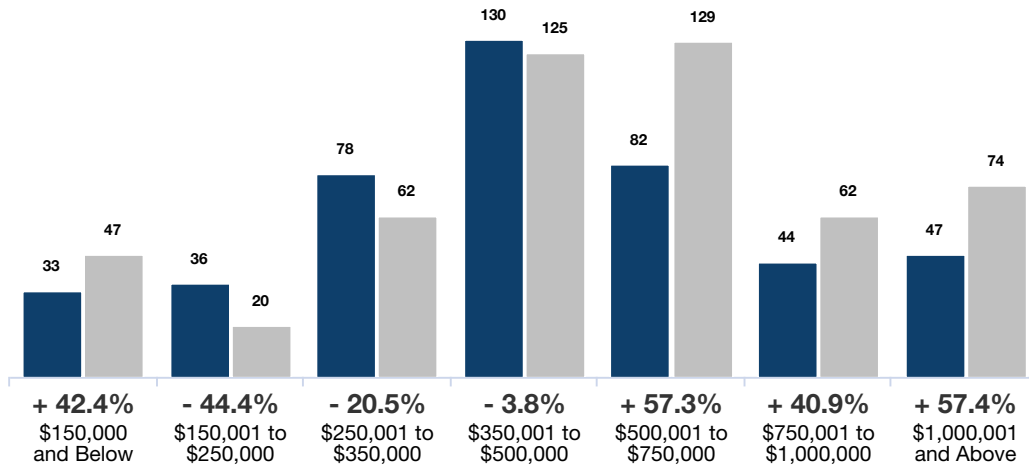
Inventory of Homes for Sale



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

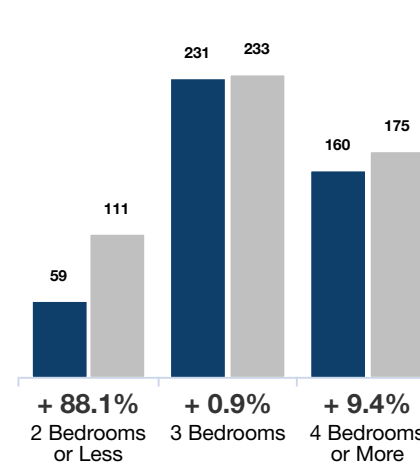
By Price Range

■ 8-2022 ■ 8-2023



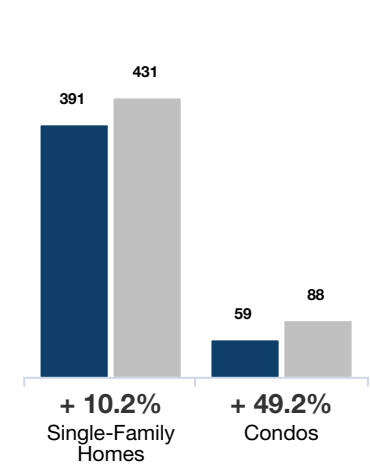
By Bedroom Count

■ 8-2022 ■ 8-2023



By Property Type

■ 8-2022 ■ 8-2023



All Properties

By Price Range	8-2022	8-2023	Change
\$150,000 and Below	33	47	+ 42.4%
\$150,001 to \$250,000	36	20	- 44.4%
\$250,001 to \$350,000	78	62	- 20.5%
\$350,001 to \$500,000	130	125	- 3.8%
\$500,001 to \$750,000	82	129	+ 57.3%
\$750,001 to \$1,000,000	44	62	+ 40.9%
\$1,000,001 and Above	47	74	+ 57.4%
All Price Ranges	450	519	+ 15.3%

Single-Family Homes

By Price Range	8-2022	8-2023	Change
\$150,000 and Below	29	41	+ 41.4%
\$150,001 to \$250,000	28	10	- 64.3%
\$250,001 to \$350,000	59	38	- 35.6%
\$350,001 to \$500,000	116	100	- 13.8%
\$500,001 to \$750,000	76	112	+ 47.4%
\$750,001 to \$1,000,000	41	61	+ 48.8%
\$1,000,001 and Above	42	69	+ 64.3%
All Price Ranges	391	431	+ 10.2%

Condos

By Price Range	8-2022	8-2023	Change
\$150,000 and Below	4	6	+ 50.0%
\$150,001 to \$250,000	8	10	+ 25.0%
\$250,001 to \$350,000	19	24	+ 26.3%
\$350,001 to \$500,000	14	25	+ 78.6%
\$500,001 to \$750,000	6	17	+ 183.3%
\$750,001 to \$1,000,000	3	1	- 66.7%
\$1,000,001 and Above	5	5	0.0%
All Price Ranges	59	88	+ 49.2%

By Bedroom Count

By Bedroom Count	8-2022	8-2023	Change
2 Bedrooms or Less	59	111	+ 88.1%
3 Bedrooms	231	233	+ 0.9%
4 Bedrooms or More	160	175	+ 9.4%
All Bedroom Counts	450	519	+ 15.3%

Single-Family Homes

By Bedroom Count	8-2022	8-2023	Change
2 Bedrooms or Less	23	50	+ 117.4%
3 Bedrooms	213	209	- 1.9%
4 Bedrooms or More	155	172	+ 11.0%
All Bedroom Counts	391	431	+ 10.2%

Condos

By Bedroom Count	8-2022	8-2023	Change
2 Bedrooms or Less	36	61	+ 69.4%
3 Bedrooms	18	24	+ 33.3%
4 Bedrooms or More	5	3	- 40.0%
All Bedroom Counts	59	88	+ 49.2%

Months Supply of Inventory

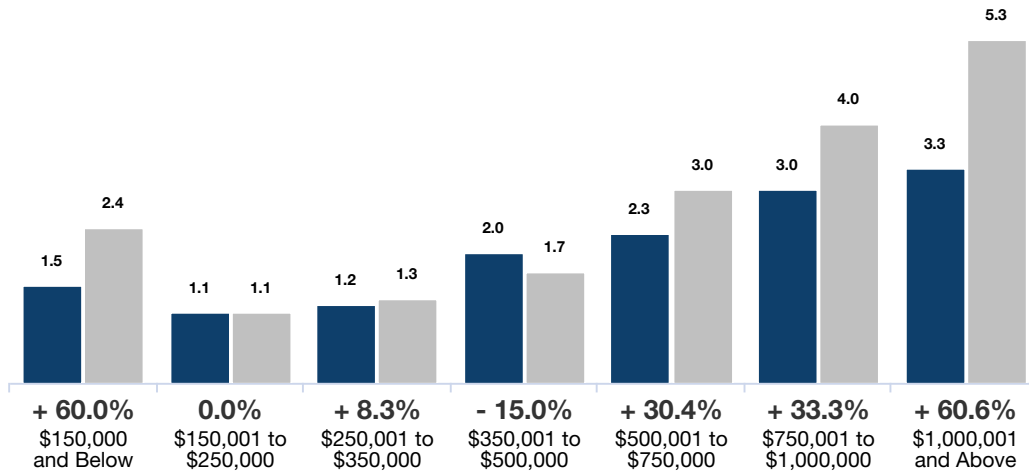


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

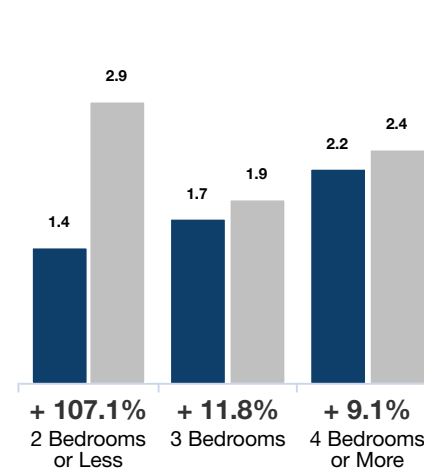
By Price Range

■ 8-2022 ■ 8-2023



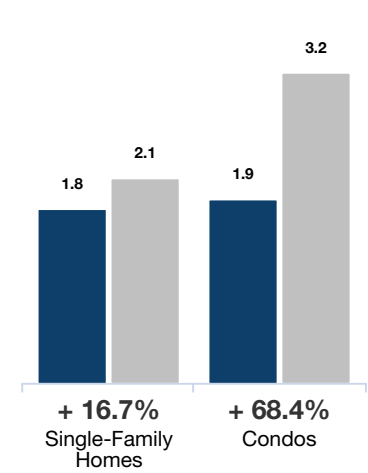
By Bedroom Count

■ 8-2022 ■ 8-2023



By Property Type

■ 8-2022 ■ 8-2023



All Properties

By Price Range	8-2022	8-2023	Change
\$150,000 and Below	1.5	2.4	+ 60.0%
\$150,001 to \$250,000	1.1	1.1	0.0%
\$250,001 to \$350,000	1.2	1.3	+ 8.3%
\$350,001 to \$500,000	2.0	1.7	- 15.0%
\$500,001 to \$750,000	2.3	3.0	+ 30.4%
\$750,001 to \$1,000,000	3.0	4.0	+ 33.3%
\$1,000,001 and Above	3.3	5.3	+ 60.6%
All Price Ranges	1.8	2.2	+ 22.2%

Single-Family Homes

By Bedroom Count	8-2022	8-2023	Change
2 Bedrooms or Less	1.4	2.9	+ 107.1%
3 Bedrooms	1.7	1.9	+ 11.8%
4 Bedrooms or More	2.2	2.4	+ 9.1%
All Bedroom Counts	1.8	2.2	+ 22.2%

Condos

By Price Range	8-2022	8-2023	Change
\$150,000 and Below	1.7	2.3	+ 35.3%
\$150,001 to \$250,000	1.2	0.8	- 33.3%
\$250,001 to \$350,000	1.1	1.0	- 9.1%
\$350,001 to \$500,000	1.9	1.5	- 21.1%
\$500,001 to \$750,000	2.2	2.8	+ 27.3%
\$750,001 to \$1,000,000	3.0	4.1	+ 36.7%
\$1,000,001 and Above	3.1	5.2	+ 67.7%
All Price Ranges	1.8	2.1	+ 16.7%

By Price Range	8-2022	8-2023	Change
\$150,000 and Below	0.9	2.5	+ 177.8%
\$150,001 to \$250,000	0.8	1.6	+ 100.0%
\$250,001 to \$350,000	2.3	2.7	+ 17.4%
\$350,001 to \$500,000	2.9	4.4	+ 51.7%
\$500,001 to \$750,000	2.5	4.9	+ 96.0%
\$750,001 to \$1,000,000	2.3	0.6	- 73.9%
\$1,000,001 and Above	3.3	4.3	+ 30.3%
All Price Ranges	1.9	3.2	+ 68.4%

By Bedroom Count	8-2022	8-2023	Change
2 Bedrooms or Less	1.0	2.4	+ 140.0%
3 Bedrooms	1.7	1.8	+ 5.9%
4 Bedrooms or More	2.1	2.4	+ 14.3%
All Bedroom Counts	1.8	2.1	+ 16.7%

By Price Range	8-2022	8-2023	Change
\$150,000 and Below	1.0	3.6	+ 89.5%
\$150,001 to \$250,000	1.8	2.6	+ 44.4%
\$250,001 to \$350,000	2.1	1.6	- 44.8%
All Price Ranges	1.9	3.2	+ 68.4%