Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®

BEAUFORT-JASPER COUNTY REALTORS®

September 2026

Pending home sales fell 4.7% from a year earlier, with contract signings down in all four regions, according to the National Association of REALTORS®. Contract signings edged up 0.3% from the previous month. They are running roughly 30% below where they were in the years leading up to the pandemic, according to NAR Chief Economist Lawrence Yun. The 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac. For the 12-month period spanning October 2025 through September 2026, Pending Sales in the Beaufort-Jasper County REALTORS® region improved 3.9 percent overall. The price range with the largest pending sales gain was the $1,000,001 and Above range, where sales were up 22.7 percent.

The overall Median Sales Price increased 0.9 percent to $440,107. The property type with the largest gain was the Condos segment, where prices increased 5.0 percent to $336,000. The price range that tended to sell the quickest was the $750,001 to $1,000,000 range at 121 days. The price range that tended to sell the slowest was the $150,000 and Below range at 134 days.

Market-wide, inventory levels went up 1.0 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale rose 1.0 percent. That amounts to 5.1 months of inventory for Single-Family Homes and 7.1 months of inventory for Condos.

Quick Facts

+ 22.7%	+ 17.9%	+ 17.1%
Price Range with Strongest Sales: **$1,000,001 and Above**	Bedroom Count with Strongest Sales: **2 Bedrooms or Less**	Property Type With Strongest Sales: **Condos**

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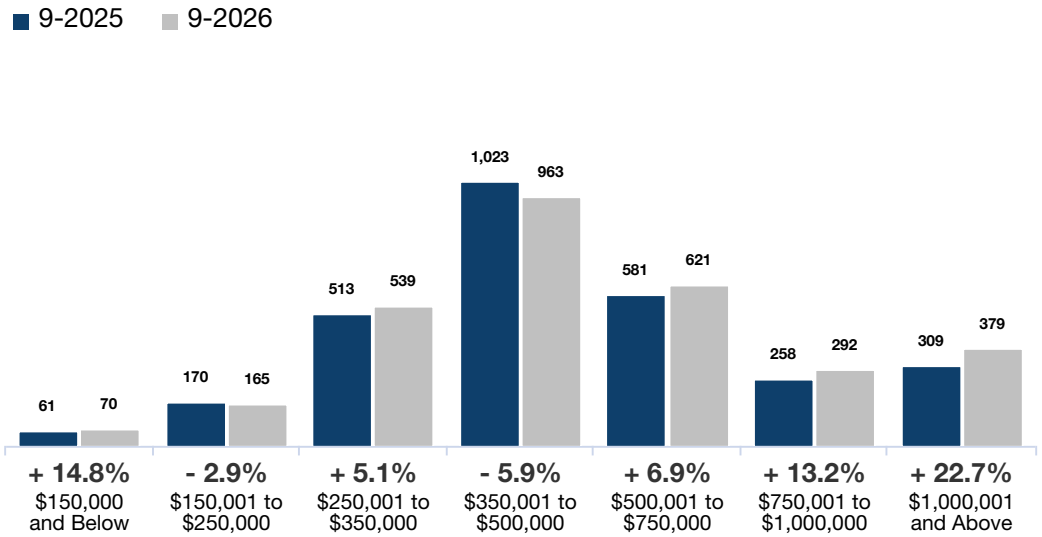
Current as of October 10, 2026. All data comes from the Lowcountry Regional MLS. Provided by South Carolina REALTORS®. Report © 2026 ShowingTime Plus, LLC.

Pending Sales

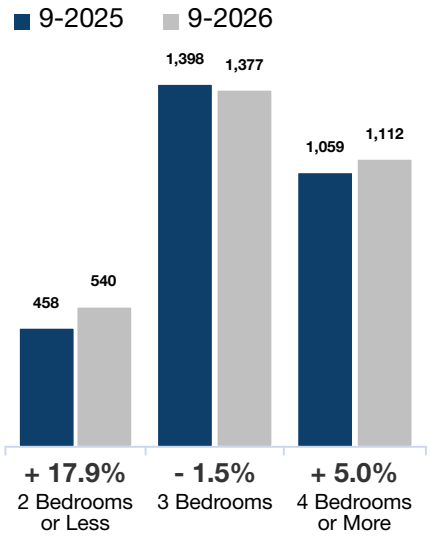
A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**

BEAUFORT-JASPER COUNTY REALTORS®

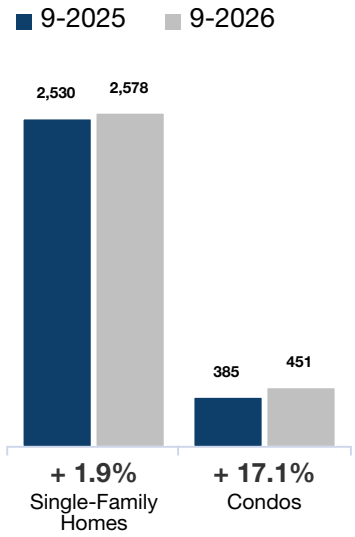
By Price Range



By Bedroom Count



By Property Type



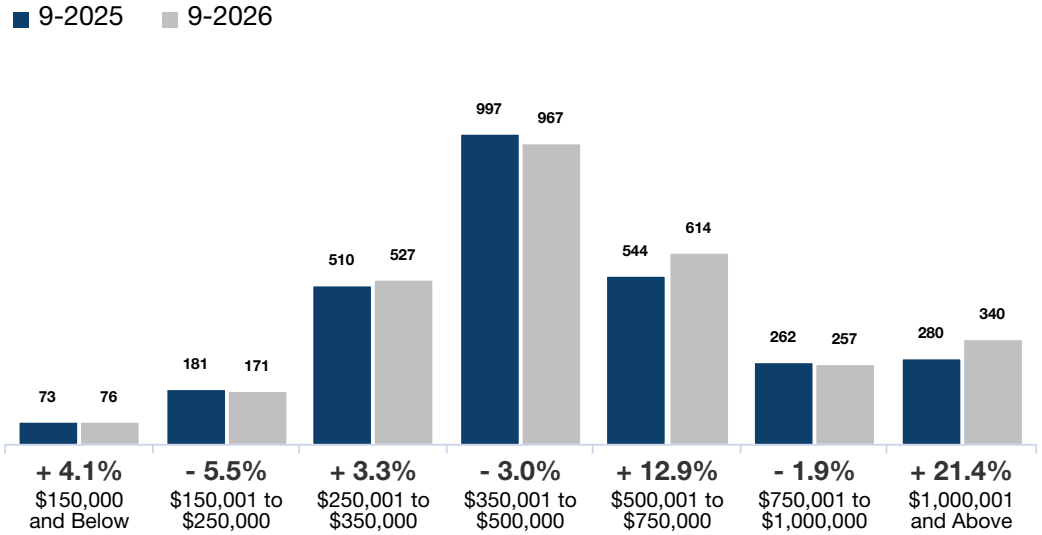
	All Properties			Single-Family Homes			Condos		
By Price Range	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
$150,000 and Below	61	70	+ 14.8%	43	48	+ 11.6%	18	22	+ 22.2%
$150,001 to $250,000	170	165	- 2.9%	112	87	- 22.3%	58	78	+ 34.5%
$250,001 to $350,000	513	539	+ 5.1%	380	402	+ 5.8%	133	137	+ 3.0%
$350,001 to $500,000	1,023	963	- 5.9%	938	858	- 8.5%	85	105	+ 23.5%
$500,001 to $750,000	581	621	+ 6.9%	528	559	+ 5.9%	53	62	+ 17.0%
$750,001 to $1,000,000	258	292	+ 13.2%	234	265	+ 13.2%	24	27	+ 12.5%
$1,000,001 and Above	309	379	+ 22.7%	295	359	+ 21.7%	14	20	+ 42.9%
All Price Ranges	**2,915**	**3,029**	**+ 3.9%**	**2,530**	**2,578**	**+ 1.9%**	**385**	**451**	**+ 17.1%**
By Bedroom Count	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
2 Bedrooms or Less	458	540	+ 17.9%	236	260	+ 10.2%	222	280	+ 26.1%
3 Bedrooms	1,398	1,377	- 1.5%	1,259	1,234	- 2.0%	139	143	+ 2.9%
4 Bedrooms or More	1,059	1,112	+ 5.0%	1,035	1,084	+ 4.7%	24	28	+ 16.7%
All Bedroom Counts	**2,915**	**3,029**	**+ 3.9%**	**2,530**	**2,578**	**+ 1.9%**	**385**	**451**	**+ 17.1%**

Closed Sales

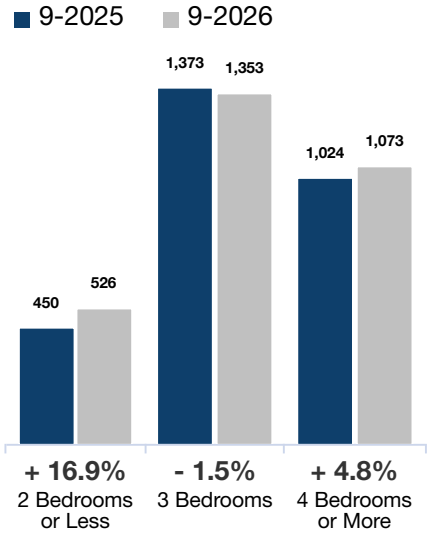
A count of the actual sales that closed. **Based on a rolling 12-month total.**

BEAUFORT-JASPER COUNTY REALTORS®

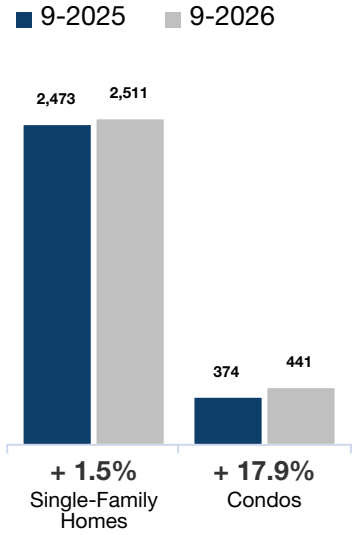
By Price Range



By Bedroom Count



By Property Type



	All Properties			Single-Family Homes			Condos		
By Price Range	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
$150,000 and Below	73	76	+ 4.1%	52	50	- 3.8%	21	26	+ 23.8%
$150,001 to $250,000	181	171	- 5.5%	116	81	- 30.2%	65	90	+ 38.5%
$250,001 to $350,000	510	527	+ 3.3%	375	403	+ 7.5%	135	124	- 8.1%
$350,001 to $500,000	997	967	- 3.0%	926	869	- 6.2%	71	98	+ 38.0%
$500,001 to $750,000	544	614	+ 12.9%	495	555	+ 12.1%	49	59	+ 20.4%
$750,001 to $1,000,000	262	257	- 1.9%	242	234	- 3.3%	20	23	+ 15.0%
$1,000,001 and Above	280	340	+ 21.4%	267	319	+ 19.5%	13	21	+ 61.5%
All Price Ranges	**2,847**	**2,952**	**+ 3.7%**	**2,473**	**2,511**	**+ 1.5%**	**374**	**441**	**+ 17.9%**
By Bedroom Count	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
2 Bedrooms or Less	450	526	+ 16.9%	233	257	+ 10.3%	217	269	+ 24.0%
3 Bedrooms	1,373	1,353	- 1.5%	1,240	1,208	- 2.6%	133	145	+ 9.0%
4 Bedrooms or More	1,024	1,073	+ 4.8%	1,000	1,046	+ 4.6%	24	27	+ 12.5%
All Bedroom Counts	**2,847**	**2,952**	**+ 3.7%**	**2,473**	**2,511**	**+ 1.5%**	**374**	**441**	**+ 17.9%**

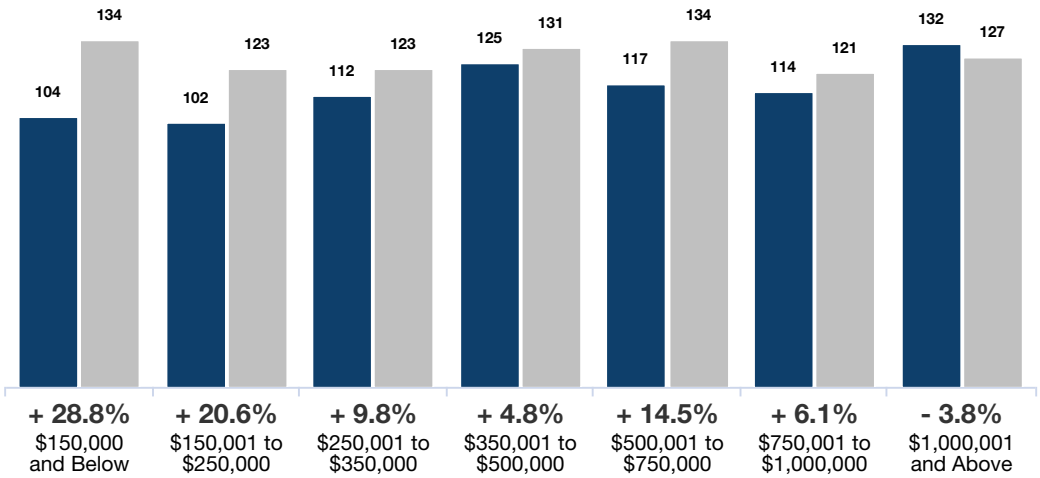
Days On Market Until Sale

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

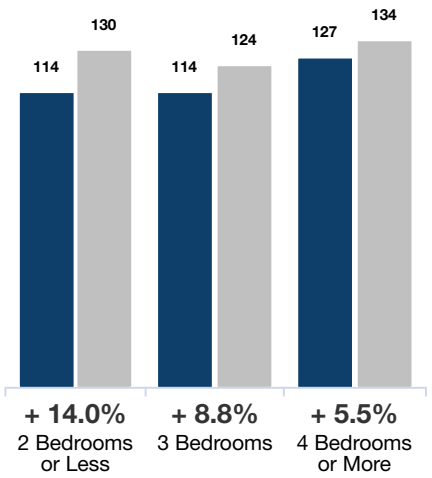
Based on a rolling 12-month average.

BEAUFORT-JASPER COUNTY REALTORS®

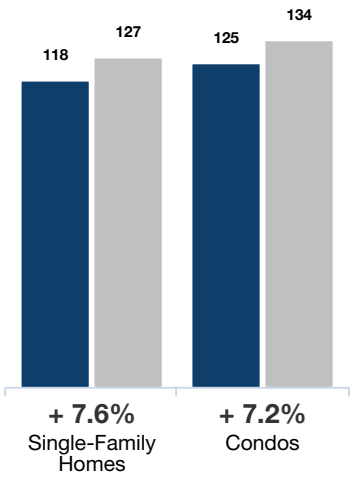
By Price Range



By Bedroom Count



By Property Type



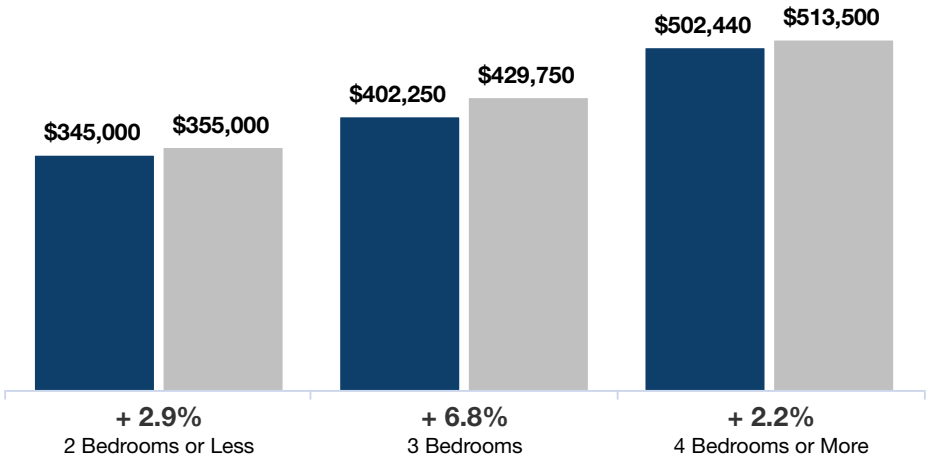
	All Properties			Single-Family Homes			Condos		
By Price Range	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
$150,000 and Below	104	134	+ 28.8%	108	142	+ 31.5%	92	118	+ 28.3%
$150,001 to $250,000	102	123	+ 20.6%	96	118	+ 22.9%	111	128	+ 15.3%
$250,001 to $350,000	112	123	+ 9.8%	105	120	+ 14.3%	129	132	+ 2.3%
$350,001 to $500,000	125	131	+ 4.8%	125	128	+ 2.4%	135	157	+ 16.3%
$500,001 to $750,000	117	134	+ 14.5%	116	134	+ 15.5%	120	130	+ 8.3%
$750,001 to $1,000,000	114	121	+ 6.1%	113	123	+ 8.8%	124	102	- 17.7%
$1,000,001 and Above	132	127	- 3.8%	130	127	- 2.3%	172	130	- 24.4%
All Price Ranges	**119**	**128**	**+ 7.6%**	**118**	**127**	**+ 7.6%**	**125**	**134**	**+ 7.2%**
By Bedroom Count	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
2 Bedrooms or Less	114	130	+ 14.0%	107	125	+ 16.8%	121	134	+ 10.7%
3 Bedrooms	114	124	+ 8.8%	113	121	+ 7.1%	126	143	+ 13.5%
4 Bedrooms or More	127	134	+ 5.5%	126	135	+ 7.1%	160	86	- 46.3%
All Bedroom Counts	**119**	**128**	**+ 7.6%**	**118**	**127**	**+ 7.6%**	**125**	**134**	**+ 7.2%**

Median Sales Price

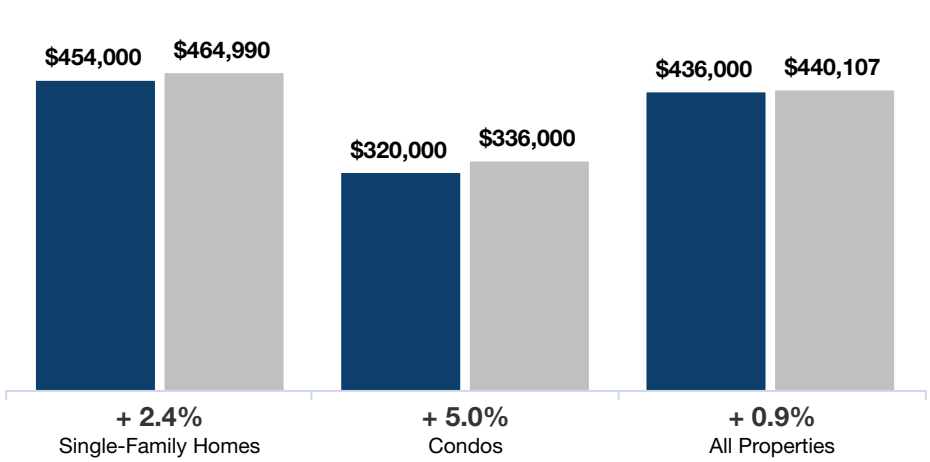
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**

BEAUFORT-JASPER COUNTY REALTORS®

By Bedroom Count



By Property Type

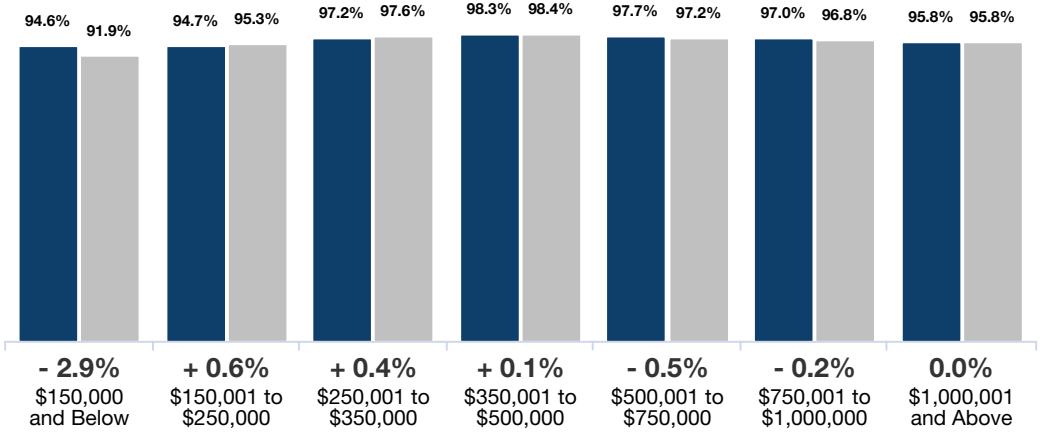


	All Properties			Single-Family Homes			Condos		
By Bedroom Count	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
2 Bedrooms or Less	$345,000	$355,000	+ 2.9%	$390,000	$425,000	+ 9.0%	$299,000	$300,000	+ 0.3%
3 Bedrooms	$402,250	$429,750	+ 6.8%	$410,000	$430,950	+ 5.1%	$339,995	$394,500	+ 16.0%
4 Bedrooms or More	$502,440	$513,500	+ 2.2%	$504,875	$511,900	+ 1.4%	$396,250	$620,000	+ 56.5%
All Bedroom Counts	**$436,000**	**$440,107**	**+ 0.9%**	**$454,000**	**$464,990**	**+ 2.4%**	**$320,000**	**$336,000**	**+ 5.0%**

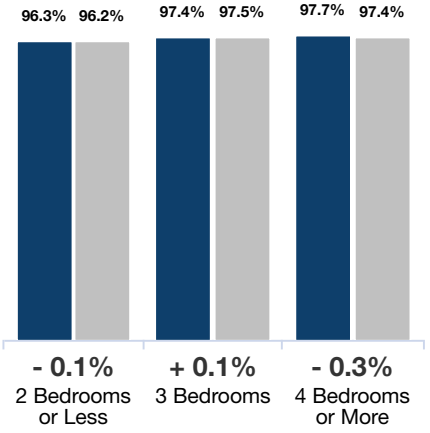
Percent of List Price Received

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.**

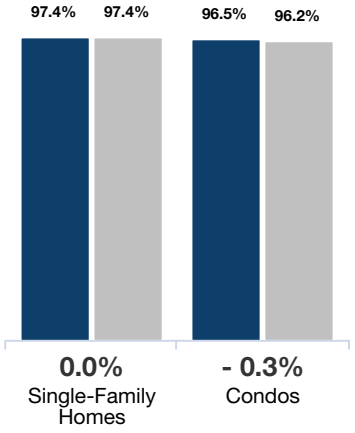
By Price Range



By Bedroom Count



By Property Type



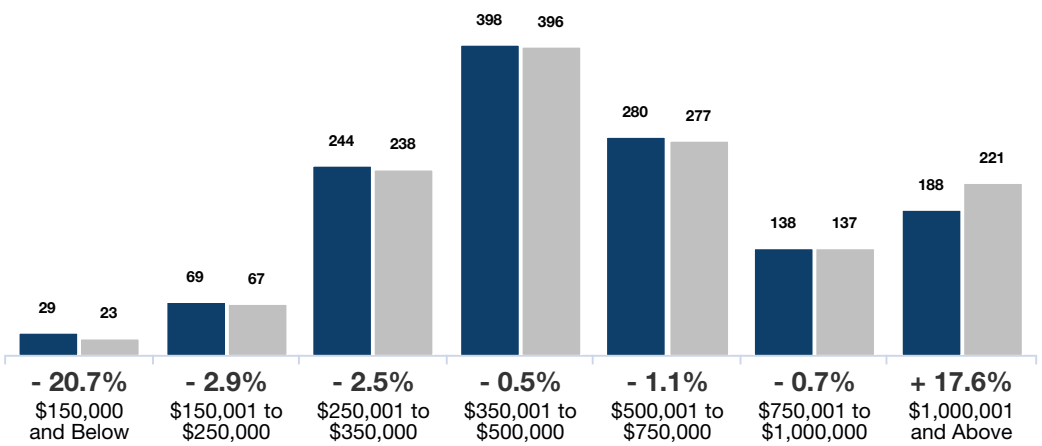
	All Properties			Single-Family Homes			Condos		
By Price Range	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
$150,000 and Below	94.6%	91.9%	- 2.9%	94.9%	91.6%	- 3.5%	94.0%	92.4%	- 1.7%
$150,001 to $250,000	94.7%	95.3%	+ 0.6%	94.1%	95.7%	+ 1.7%	95.7%	95.0%	- 0.7%
$250,001 to $350,000	97.2%	97.6%	+ 0.4%	97.4%	97.8%	+ 0.4%	96.6%	96.9%	+ 0.3%
$350,001 to $500,000	98.3%	98.4%	+ 0.1%	98.4%	98.6%	+ 0.2%	97.1%	96.8%	- 0.3%
$500,001 to $750,000	97.7%	97.2%	- 0.5%	97.7%	97.2%	- 0.5%	97.6%	97.0%	- 0.6%
$750,001 to $1,000,000	97.0%	96.8%	- 0.2%	97.0%	96.7%	- 0.3%	96.9%	97.6%	+ 0.7%
$1,000,001 and Above	95.8%	95.8%	0.0%	95.8%	95.8%	0.0%	95.8%	95.9%	+ 0.1%
All Price Ranges	**97.3%**	**97.2%**	**- 0.1%**	**97.4%**	**97.4%**	**0.0%**	**96.5%**	**96.2%**	**- 0.3%**
By Bedroom Count	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
2 Bedrooms or Less	96.3%	96.2%	- 0.1%	96.8%	97.0%	+ 0.2%	95.7%	95.4%	- 0.3%
3 Bedrooms	97.4%	97.5%	+ 0.1%	97.3%	97.4%	+ 0.1%	97.9%	97.7%	- 0.2%
4 Bedrooms or More	97.7%	97.4%	- 0.3%	97.7%	97.4%	- 0.3%	97.0%	96.6%	- 0.4%
All Bedroom Counts	**97.3%**	**97.2%**	**- 0.1%**	**97.4%**	**97.4%**	**0.0%**	**96.5%**	**96.2%**	**- 0.3%**

Inventory of Homes for Sale

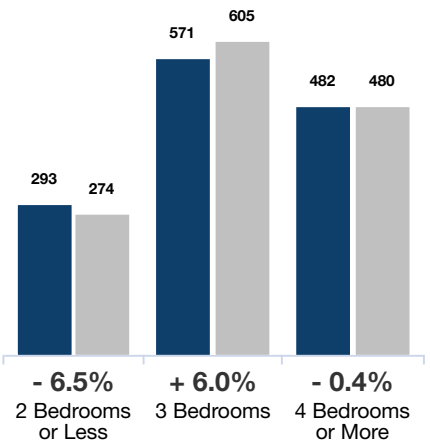
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

BEAUFORT-JASPER COUNTY REALTORS®

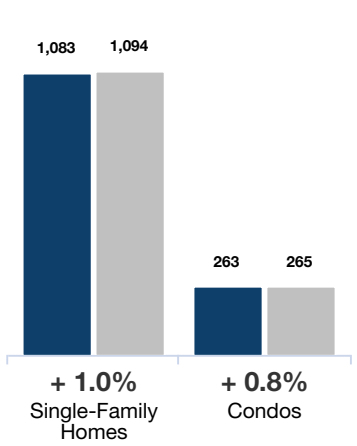
By Price Range



By Bedroom Count



By Property Type



	All Properties			Single-Family Homes			Condos		
By Price Range	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
$150,000 and Below	29	23	- 20.7%	19	17	- 10.5%	10	6	- 40.0%
$150,001 to $250,000	69	67	- 2.9%	34	35	+ 2.9%	35	32	- 8.6%
$250,001 to $350,000	244	238	- 2.5%	149	149	0.0%	95	89	- 6.3%
$350,001 to $500,000	398	396	- 0.5%	327	328	+ 0.3%	71	68	- 4.2%
$500,001 to $750,000	280	277	- 1.1%	241	237	- 1.7%	39	40	+ 2.6%
$750,001 to $1,000,000	138	137	- 0.7%	131	120	- 8.4%	7	17	+ 142.9%
$1,000,001 and Above	188	221	+ 17.6%	182	208	+ 14.3%	6	13	+ 116.7%
All Price Ranges	**1,346**	**1,359**	**+ 1.0%**	**1,083**	**1,094**	**+ 1.0%**	**263**	**265**	**+ 0.8%**
By Bedroom Count	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
2 Bedrooms or Less	293	274	- 6.5%	119	109	- 8.4%	174	165	- 5.2%
3 Bedrooms	571	605	+ 6.0%	495	514	+ 3.8%	76	91	+ 19.7%
4 Bedrooms or More	482	480	- 0.4%	469	471	+ 0.4%	13	9	- 30.8%
All Bedroom Counts	**1,346**	**1,359**	**+ 1.0%**	**1,083**	**1,094**	**+ 1.0%**	**263**	**265**	**+ 0.8%**

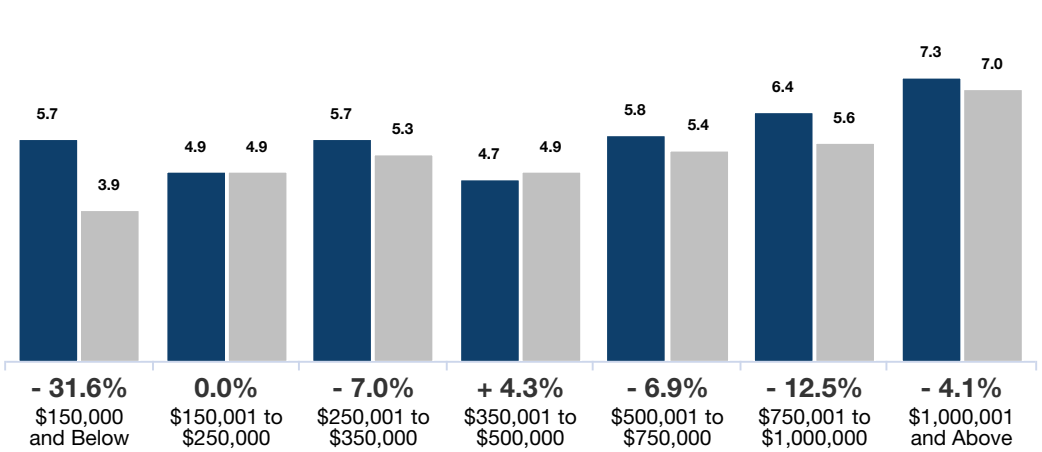
Months Supply of Inventory

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.

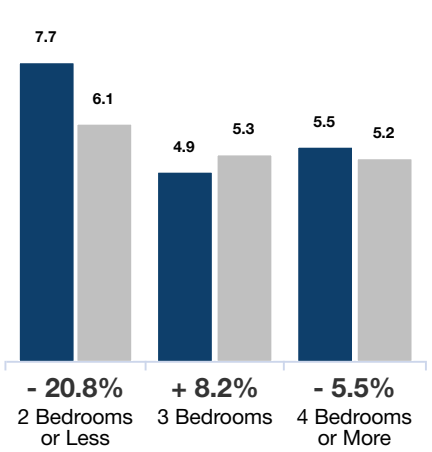
Based on one month of activity.

BEAUFORT-JASPER COUNTY REALTORS®

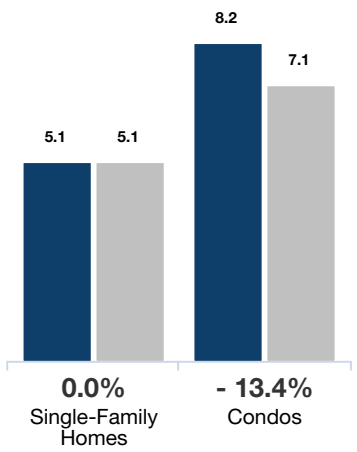
By Price Range



By Bedroom Count



By Property Type



	All Properties			Single-Family Homes			Condos		
By Price Range	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
$150,000 and Below	5.7	3.9	- 31.6%	5.3	4.3	- 18.9%	5.0	3.0	- 40.0%
$150,001 to $250,000	4.9	4.9	0.0%	3.6	4.8	+ 33.3%	7.2	4.9	- 31.9%
$250,001 to $350,000	5.7	5.3	- 7.0%	4.7	4.4	- 6.4%	8.6	7.8	- 9.3%
$350,001 to $500,000	4.7	4.9	+ 4.3%	4.2	4.6	+ 9.5%	10.0	7.8	- 22.0%
$500,001 to $750,000	5.8	5.4	- 6.9%	5.5	5.1	- 7.3%	8.8	7.7	- 12.5%
$750,001 to $1,000,000	6.4	5.6	- 12.5%	6.7	5.4	- 19.4%	2.9	6.3	+ 117.2%
$1,000,001 and Above	7.3	7.0	- 4.1%	7.4	7.0	- 5.4%	3.9	5.9	+ 51.3%
All Price Ranges	**5.5**	**5.4**	**- 1.8%**	**5.1**	**5.1**	**0.0%**	**8.2**	**7.1**	**- 13.4%**
By Bedroom Count	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
2 Bedrooms or Less	7.7	6.1	- 20.8%	6.1	5.0	- 18.0%	9.4	7.1	- 24.5%
3 Bedrooms	4.9	5.3	+ 8.2%	4.7	5.0	+ 6.4%	6.6	7.6	+ 15.2%
4 Bedrooms or More	5.5	5.2	- 5.5%	5.4	5.2	- 3.7%	6.0	3.5	- 41.7%
All Bedroom Counts	**5.5**	**5.4**	**- 1.8%**	**5.1**	**5.1**	**0.0%**	**8.2**	**7.1**	**- 13.4%**