

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



BEAUFORT-JASPER  
COUNTY REALTORS®

## November 2023

U.S. sales of new residential homes dropped 5.6% from the previous month to a seasonally adjusted annual rate of 679,000, according to the Census Bureau. However, sales were still up 17.7% year-over-year, as the lack of existing-home inventory continues to benefit the new-home market. Meanwhile, the median sales price of new homes declined for the seventh consecutive month, sliding 3.1% to \$409,300, as homebuilders trend toward building smaller homes to help offset rising costs and provide better affordability for homebuyers. For the 12-month period spanning December 2022 through November 2023, Pending Sales in the Beaufort-Jasper County REALTORS® region softened 4.9 percent overall. The price range with the largest pending sales gain was the \$750,001 to \$1,000,000 range, where sales increased 20.7 percent.

The overall Median Sales Price were up 8.5 percent to \$396,000. The property type with the largest gain was the Condos segment, where prices rose 14.3 percent to \$320,000. 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 121 days.

Market-wide, inventory levels went up 21.8 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale increased 74.6 percent. That amounts to 2.4 months of inventory for Single-Family Homes and 4.6 months of inventory for Condos.

## Quick Facts

**+ 20.7%**

**- 0.2%**

**- 4.3%**

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

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

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>



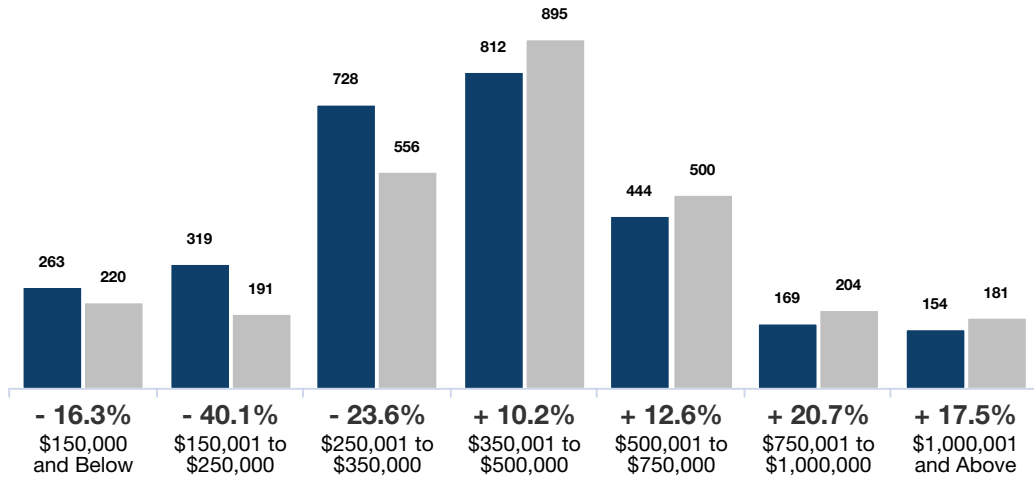
# Pending Sales



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

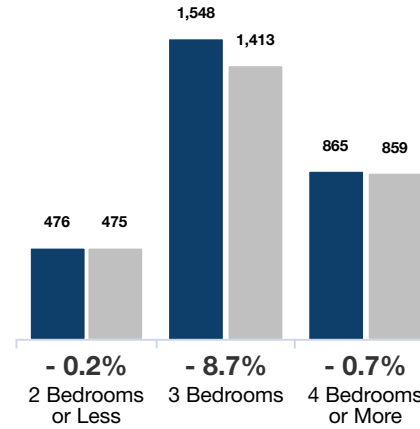
## By Price Range

■ 11-2022 ■ 11-2023



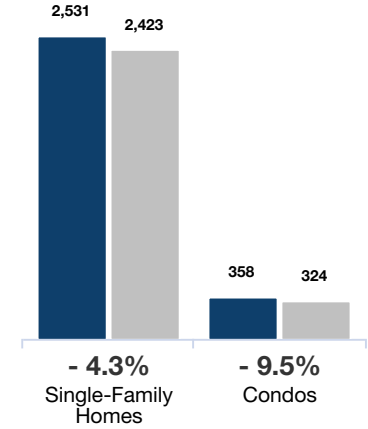
## By Bedroom Count

■ 11-2022 ■ 11-2023



## By Property Type

■ 11-2022 ■ 11-2023



### All Properties

By Price Range	11-2022	11-2023	Change
\$150,000 and Below	263	220	- 16.3%
\$150,001 to \$250,000	319	191	- 40.1%
\$250,001 to \$350,000	728	556	- 23.6%
\$350,001 to \$500,000	812	895	+ 10.2%
\$500,001 to \$750,000	444	500	+ 12.6%
\$750,001 to \$1,000,000	169	204	+ 20.7%
\$1,000,001 and Above	154	181	+ 17.5%
<b>All Price Ranges</b>	<b>2,889</b>	<b>2,747</b>	<b>- 4.9%</b>

### Single-Family Homes

By Bedroom Count	11-2022	11-2023	Change
2 Bedrooms or Less	476	475	- 0.2%
3 Bedrooms	1,548	1,413	- 8.7%
4 Bedrooms or More	865	859	- 0.7%
<b>All Bedroom Counts</b>	<b>2,889</b>	<b>2,747</b>	<b>- 4.9%</b>

### Condos

By Price Range	11-2022	11-2023	Change
\$150,000 and Below	223	190	- 14.8%
\$150,001 to \$250,000	210	124	- 41.0%
\$250,001 to \$350,000	622	454	- 27.0%
\$350,001 to \$500,000	754	828	+ 9.8%
\$500,001 to \$750,000	412	461	+ 11.9%
\$750,001 to \$1,000,000	162	193	+ 19.1%
\$1,000,001 and Above	148	173	+ 16.9%
<b>All Price Ranges</b>	<b>2,531</b>	<b>2,423</b>	<b>- 4.3%</b>

By Price Range	11-2022	11-2023	Change
\$150,000 and Below	40	30	- 25.0%
\$150,001 to \$250,000	109	67	- 38.5%
\$250,001 to \$350,000	106	102	- 3.8%
\$350,001 to \$500,000	58	67	+ 15.5%
\$500,001 to \$750,000	32	39	+ 21.9%
\$750,001 to \$1,000,000	7	11	+ 57.1%
\$1,000,001 and Above	6	8	+ 33.3%
<b>All Price Ranges</b>	<b>358</b>	<b>324</b>	<b>- 9.5%</b>

By Bedroom Count	11-2022	11-2023	Change
2 Bedrooms or Less	248	271	+ 9.3%
3 Bedrooms	1,438	1,307	- 9.1%
4 Bedrooms or More	845	845	0.0%
<b>All Bedroom Counts</b>	<b>2,531</b>	<b>2,423</b>	<b>- 4.3%</b>

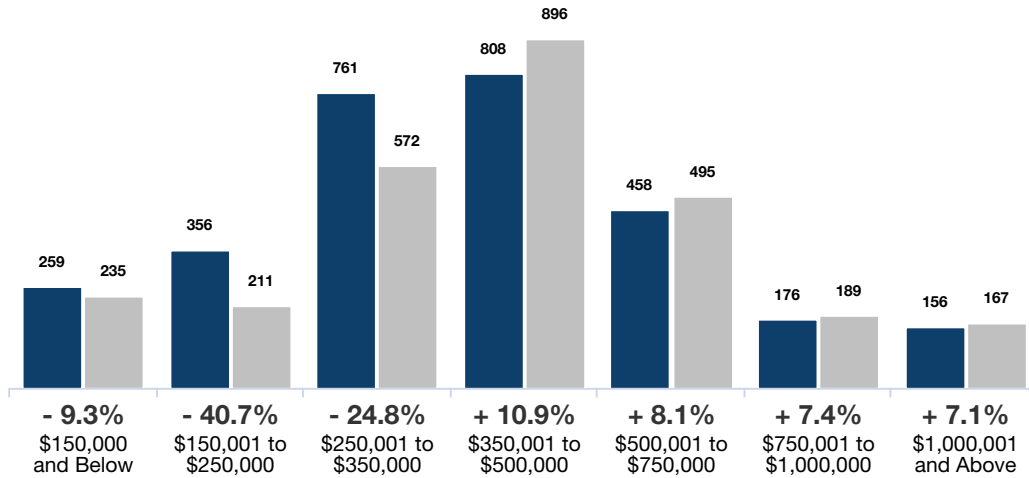
# Closed Sales



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

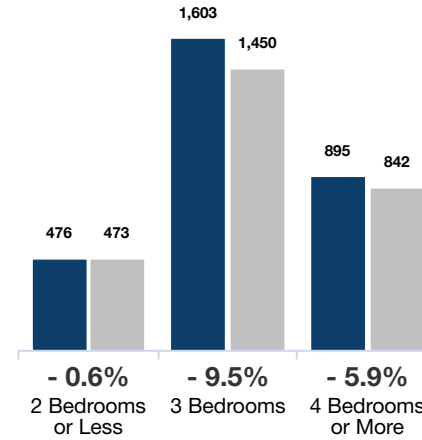
## By Price Range

■ 11-2022 ■ 11-2023



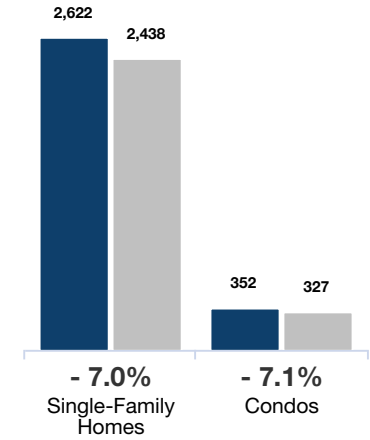
## By Bedroom Count

■ 11-2022 ■ 11-2023



## By Property Type

■ 11-2022 ■ 11-2023



### All Properties

By Price Range	11-2022	11-2023	Change
\$150,000 and Below	259	235	- 9.3%
\$150,001 to \$250,000	356	211	- 40.7%
\$250,001 to \$350,000	761	572	- 24.8%
\$350,001 to \$500,000	808	896	+ 10.9%
\$500,001 to \$750,000	458	495	+ 8.1%
\$750,001 to \$1,000,000	176	189	+ 7.4%
\$1,000,001 and Above	156	167	+ 7.1%
<b>All Price Ranges</b>	<b>2,974</b>	<b>2,765</b>	<b>- 7.0%</b>

### Single-Family Homes

By Bedroom Count	11-2022	11-2023	Change
2 Bedrooms or Less	476	473	- 0.6%
3 Bedrooms	1,603	1,450	- 9.5%
4 Bedrooms or More	895	842	- 5.9%
<b>All Bedroom Counts</b>	<b>2,974</b>	<b>2,765</b>	<b>- 7.0%</b>

### Condos

By Price Range	11-2022	11-2023	Change
\$150,000 and Below	39	30	- 23.1%
\$150,001 to \$250,000	114	75	- 34.2%
\$250,001 to \$350,000	99	101	+ 2.0%
\$350,001 to \$500,000	54	67	+ 24.1%
\$500,001 to \$750,000	30	37	+ 23.3%
\$750,001 to \$1,000,000	10	10	0.0%
\$1,000,001 and Above	6	7	+ 16.7%
<b>All Price Ranges</b>	<b>352</b>	<b>327</b>	<b>- 7.1%</b>

By Bedroom Count	11-2022	11-2023	Change
2 Bedrooms or Less	476	473	- 0.6%
3 Bedrooms	1,603	1,450	- 9.5%
4 Bedrooms or More	895	842	- 5.9%
<b>All Bedroom Counts</b>	<b>2,974</b>	<b>2,765</b>	<b>- 7.0%</b>

By Price Range	11-2022	11-2023	Change
\$150,000 and Below	220	205	- 6.8%
\$150,001 to \$250,000	242	136	- 43.8%
\$250,001 to \$350,000	662	471	- 28.9%
\$350,001 to \$500,000	754	829	+ 9.9%
\$500,001 to \$750,000	428	458	+ 7.0%
\$750,001 to \$1,000,000	166	179	+ 7.8%
\$1,000,001 and Above	150	160	+ 6.7%
<b>All Price Ranges</b>	<b>2,622</b>	<b>2,438</b>	<b>- 7.0%</b>

By Bedroom Count	11-2022	11-2023	Change
2 Bedrooms or Less	254	265	+ 4.3%
3 Bedrooms	1,492	1,340	- 10.2%
4 Bedrooms or More	876	833	- 4.9%
<b>All Bedroom Counts</b>	<b>2,622</b>	<b>2,438</b>	<b>- 7.0%</b>

# Days On Market Until Sale

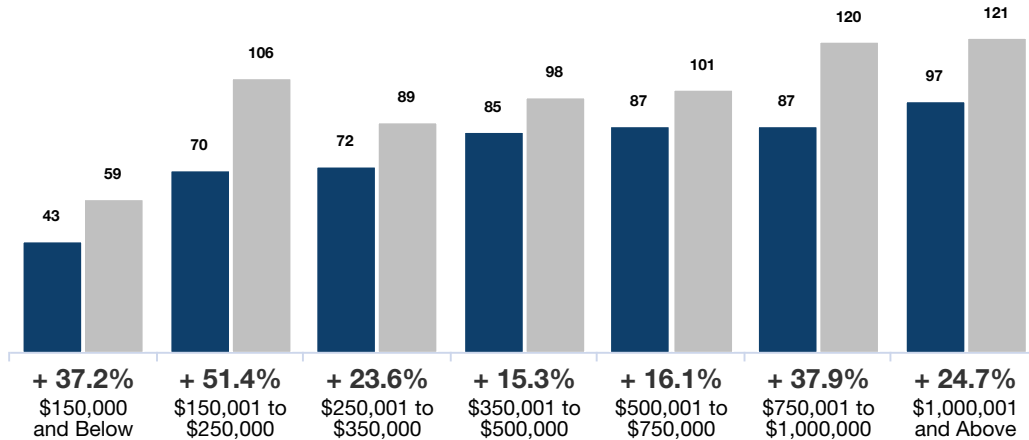


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

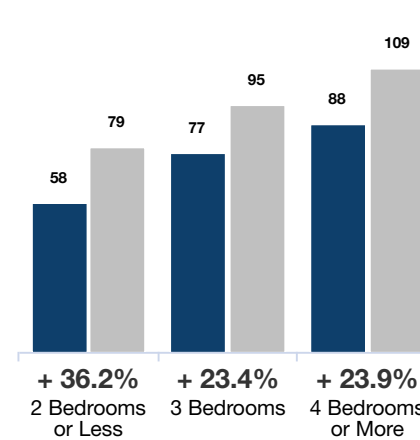
## By Price Range

■ 11-2022 ■ 11-2023



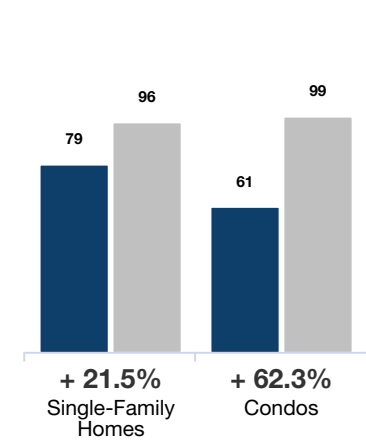
## By Bedroom Count

■ 11-2022 ■ 11-2023



## By Property Type

■ 11-2022 ■ 11-2023



### All Properties

By Price Range	11-2022	11-2023	Change
\$150,000 and Below	43	59	+ 37.2%
\$150,001 to \$250,000	70	106	+ 51.4%
\$250,001 to \$350,000	72	89	+ 23.6%
\$350,001 to \$500,000	85	98	+ 15.3%
\$500,001 to \$750,000	87	101	+ 16.1%
\$750,001 to \$1,000,000	87	120	+ 37.9%
\$1,000,001 and Above	97	121	+ 24.7%
<b>All Price Ranges</b>	<b>77</b>	<b>97</b>	<b>+ 26.0%</b>

### Single-Family Homes

By Bedroom Count	11-2022	11-2023	Change
2 Bedrooms or Less	58	79	+ 36.2%
3 Bedrooms	77	95	+ 23.4%
4 Bedrooms or More	88	109	+ 23.9%
<b>All Bedroom Counts</b>	<b>77</b>	<b>97</b>	<b>+ 26.0%</b>

### Condos

By Price Range	11-2022	11-2023	Change
\$150,000 and Below	42	62	+ 47.6%
\$150,001 to \$250,000	77	82	+ 6.5%
\$250,001 to \$350,000	74	92	+ 24.3%
\$350,001 to \$500,000	85	97	+ 14.1%
\$500,001 to \$750,000	87	101	+ 16.1%
\$750,001 to \$1,000,000	87	120	+ 37.9%
\$1,000,001 and Above	99	118	+ 19.2%
<b>All Price Ranges</b>	<b>79</b>	<b>96</b>	<b>+ 21.5%</b>

By Price Range	11-2022	11-2023	Change
\$150,000 and Below	46	38	- 17.4%
\$150,001 to \$250,000	55	147	+ 167.3%
\$250,001 to \$350,000	58	77	+ 32.8%
\$350,001 to \$500,000	77	100	+ 29.9%
\$500,001 to \$750,000	84	94	+ 11.9%
\$750,001 to \$1,000,000	72	115	+ 59.7%
\$1,000,001 and Above	54	184	+ 240.7%
<b>All Price Ranges</b>	<b>61</b>	<b>99</b>	<b>+ 62.3%</b>

By Bedroom Count	11-2022	11-2023	Change
2 Bedrooms or Less	57	76	+ 33.3%
3 Bedrooms	78	92	+ 17.9%
4 Bedrooms or More	89	109	+ 22.5%
<b>All Bedroom Counts</b>	<b>79</b>	<b>96</b>	<b>+ 21.5%</b>

By Price Range	11-2022	11-2023	Change
\$150,000 and Below	60	84	+ 40.0%
\$150,001 to \$250,000	62	128	+ 106.5%
\$250,001 to \$350,000	63	101	+ 60.3%
\$350,001 to \$500,000	63	101	+ 60.3%
\$500,001 to \$750,000	63	101	+ 60.3%
\$750,001 to \$1,000,000	63	101	+ 60.3%
\$1,000,001 and Above	63	101	+ 60.3%
<b>All Price Ranges</b>	<b>61</b>	<b>99</b>	<b>+ 62.3%</b>

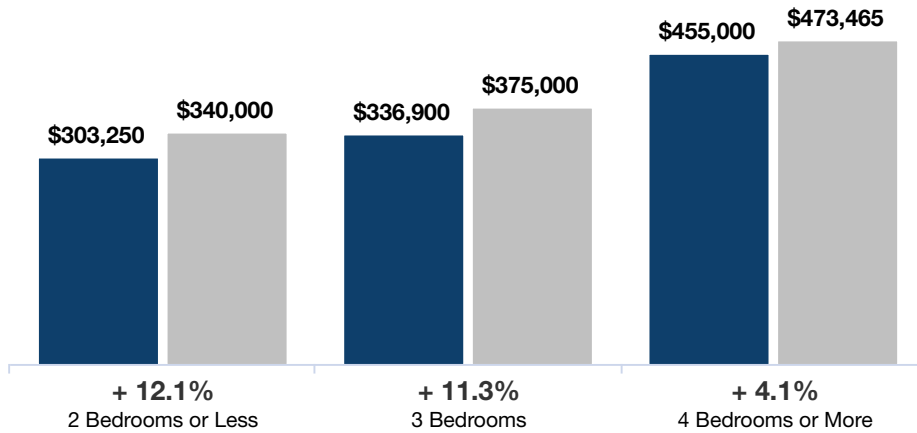
# Median Sales Price



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

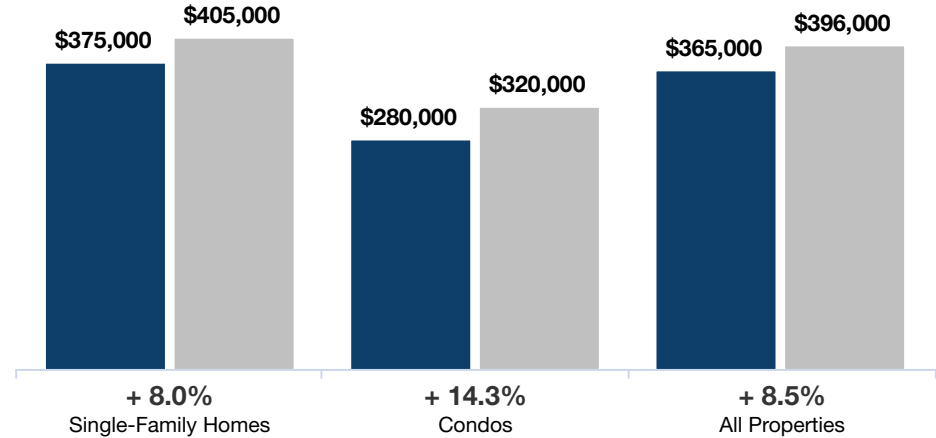
## By Bedroom Count

■ 11-2022 ■ 11-2023



## By Property Type

■ 11-2022 ■ 11-2023



### All Properties

#### By Bedroom Count

	11-2022	11-2023	Change
2 Bedrooms or Less	\$303,250	\$340,000	+ 12.1%
3 Bedrooms	\$336,900	\$375,000	+ 11.3%
4 Bedrooms or More	\$455,000	\$473,465	+ 4.1%
<b>All Bedroom Counts</b>	<b>\$365,000</b>	<b>\$396,000</b>	<b>+ 8.5%</b>

### Single-Family Homes

	11-2022	11-2023	Change
	\$344,000	\$390,000	+ 13.4%
	\$340,000	\$376,750	+ 10.8%
	\$459,000	\$473,110	+ 3.1%
<b>All Single-Family Homes</b>	<b>\$375,000</b>	<b>\$405,000</b>	<b>+ 8.0%</b>

### Condos

	11-2022	11-2023	Change
	\$273,500	\$281,250	+ 2.8%
	\$296,000	\$330,000	+ 11.5%
	\$289,900	\$749,000	+ 158.4%
<b>All Condos</b>	<b>\$280,000</b>	<b>\$320,000</b>	<b>+ 14.3%</b>

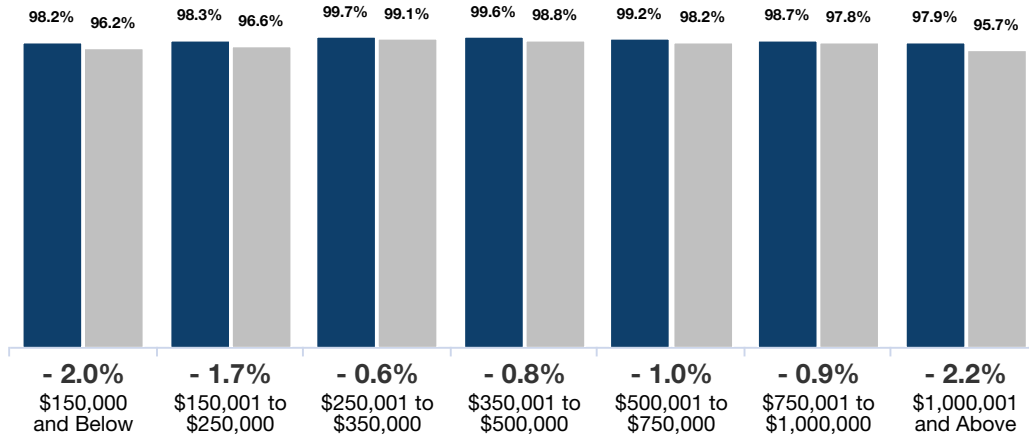
# Percent of List Price Received



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.**

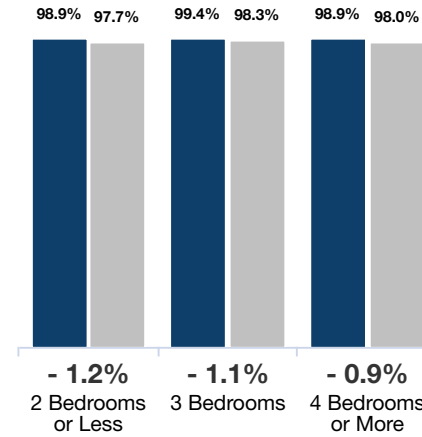
## By Price Range

■ 11-2022 ■ 11-2023



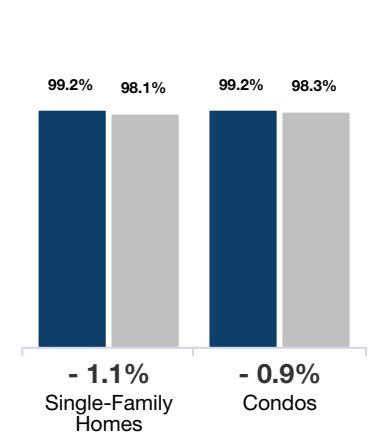
## By Bedroom Count

■ 11-2022 ■ 11-2023



## By Property Type

■ 11-2022 ■ 11-2023



### All Properties

By Price Range	11-2022	11-2023	Change
\$150,000 and Below	98.2%	96.2%	- 2.0%
\$150,001 to \$250,000	98.3%	96.6%	- 1.7%
\$250,001 to \$350,000	99.7%	99.1%	- 0.6%
\$350,001 to \$500,000	99.6%	98.8%	- 0.8%
\$500,001 to \$750,000	99.2%	98.2%	- 1.0%
\$750,001 to \$1,000,000	98.7%	97.8%	- 0.9%
\$1,000,001 and Above	97.9%	95.7%	- 2.2%
<b>All Price Ranges</b>	<b>99.2%</b>	<b>98.1%</b>	<b>- 1.1%</b>

### Single-Family Homes

By Bedroom Count	11-2022	11-2023	Change
2 Bedrooms or Less	98.2%	95.8%	- 2.4%
3 Bedrooms	98.0%	95.5%	- 2.6%
4 Bedrooms or More	99.1%	98.7%	- 0.4%
<b>All Bedroom Counts</b>	<b>99.2%</b>	<b>98.1%</b>	<b>- 1.1%</b>

### Condos

By Price Range	11-2022	11-2023	Change
\$150,000 and Below	98.3%	98.4%	+ 0.1%
\$150,001 to \$250,000	99.1%	98.7%	- 0.4%
\$250,001 to \$350,000	99.8%	98.3%	- 1.5%
\$350,001 to \$500,000	98.1%	99.0%	+ 0.9%
\$500,001 to \$750,000	100.0%	97.2%	- 2.8%
\$750,001 to \$1,000,000	102.4%	97.1%	- 5.2%
\$1,000,001 and Above	98.1%	95.1%	- 3.1%
<b>All Price Ranges</b>	<b>99.2%</b>	<b>98.3%</b>	<b>- 0.9%</b>

### By Bedroom Count

By Bedroom Count	11-2022	11-2023	Change
2 Bedrooms or Less	98.9%	97.7%	- 1.2%
3 Bedrooms	99.4%	98.3%	- 1.1%
4 Bedrooms or More	98.9%	98.0%	- 0.9%
<b>All Bedroom Counts</b>	<b>99.2%</b>	<b>98.1%</b>	<b>- 1.1%</b>

### Single-Family Homes

By Bedroom Count	11-2022	11-2023	Change
2 Bedrooms or Less	99.0%	97.5%	- 1.5%
3 Bedrooms	99.4%	98.3%	- 1.1%
4 Bedrooms or More	98.8%	98.0%	- 0.8%
<b>All Bedroom Counts</b>	<b>99.2%</b>	<b>98.1%</b>	<b>- 1.1%</b>

### Condos

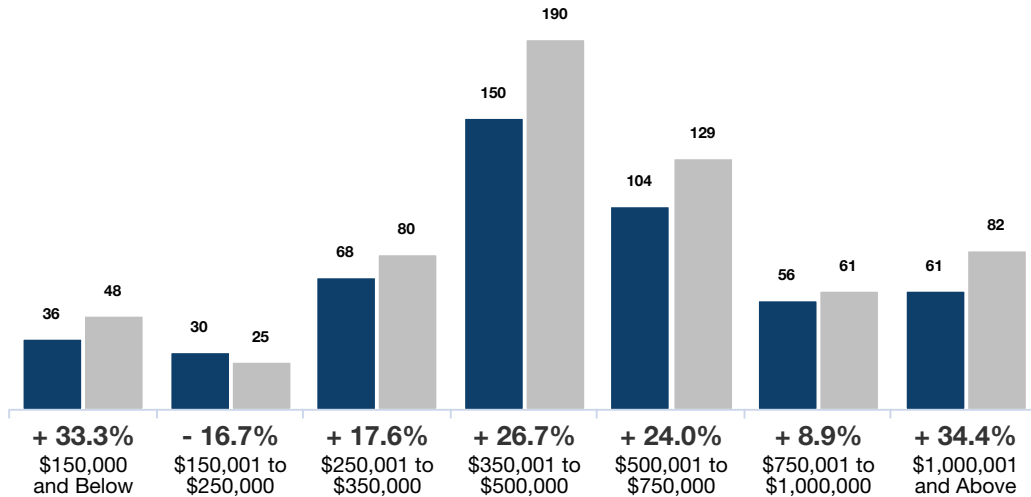
By Price Range	11-2022	11-2023	Change
\$150,000 and Below	98.9%	98.1%	- 0.8%
\$150,001 to \$250,000	99.7%	98.7%	- 1.0%
\$250,001 to \$350,000	100.7%	99.2%	- 1.5%
<b>All Price Ranges</b>	<b>99.2%</b>	<b>98.3%</b>	<b>- 0.9%</b>

# 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.**

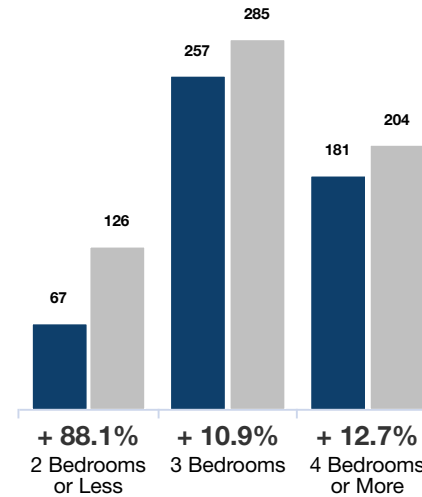
## By Price Range

■ 11-2022 ■ 11-2023



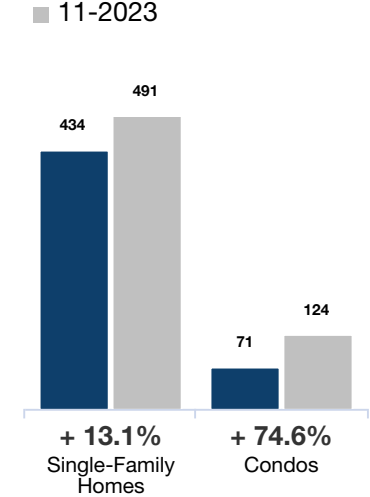
## By Bedroom Count

■ 11-2022 ■ 11-2023



## By Property Type

■ 11-2022 ■ 11-2023



	All Properties			Single-Family Homes			Condos		
By Price Range	11-2022	11-2023	Change	11-2022	11-2023	Change	11-2022	11-2023	Change
\$150,000 and Below	36	48	+ 33.3%	30	39	+ 30.0%	6	9	+ 50.0%
\$150,001 to \$250,000	30	25	- 16.7%	23	15	- 34.8%	7	10	+ 42.9%
\$250,001 to \$350,000	68	80	+ 17.6%	46	36	- 21.7%	22	44	+ 100.0%
\$350,001 to \$500,000	150	190	+ 26.7%	131	153	+ 16.8%	19	37	+ 94.7%
\$500,001 to \$750,000	104	129	+ 24.0%	96	109	+ 13.5%	8	20	+ 150.0%
\$750,001 to \$1,000,000	56	61	+ 8.9%	52	60	+ 15.4%	4	1	- 75.0%
\$1,000,001 and Above	61	82	+ 34.4%	56	79	+ 41.1%	5	3	- 40.0%
<b>All Price Ranges</b>	<b>505</b>	<b>615</b>	<b>+ 21.8%</b>	<b>434</b>	<b>491</b>	<b>+ 13.1%</b>	<b>71</b>	<b>124</b>	<b>+ 74.6%</b>
By Bedroom Count	11-2022	11-2023	Change	11-2022	11-2023	Change	11-2022	11-2023	Change
2 Bedrooms or Less	67	126	+ 88.1%	24	46	+ 91.7%	43	80	+ 86.0%
3 Bedrooms	257	285	+ 10.9%	233	250	+ 7.3%	24	35	+ 45.8%
4 Bedrooms or More	181	204	+ 12.7%	177	195	+ 10.2%	4	9	+ 125.0%
<b>All Bedroom Counts</b>	<b>505</b>	<b>615</b>	<b>+ 21.8%</b>	<b>434</b>	<b>491</b>	<b>+ 13.1%</b>	<b>71</b>	<b>124</b>	<b>+ 74.6%</b>

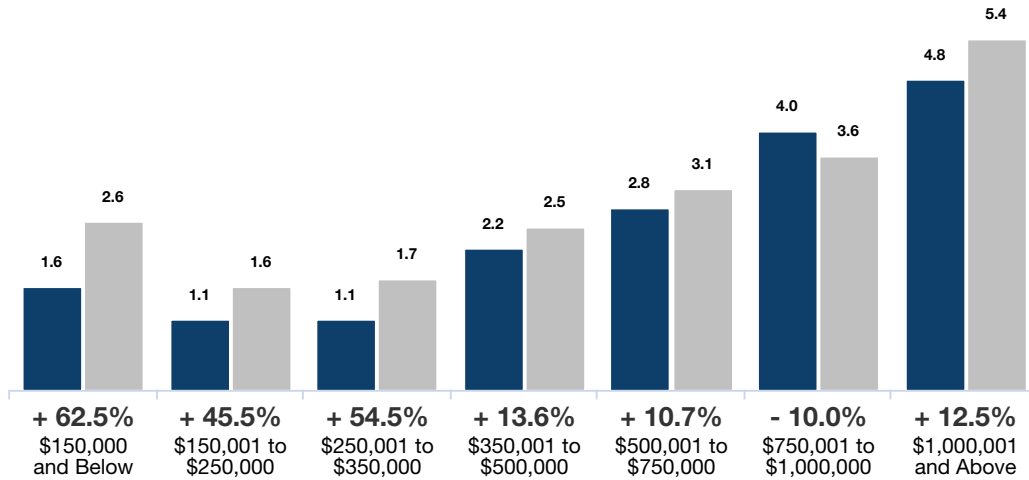
# Months Supply of Inventory

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.

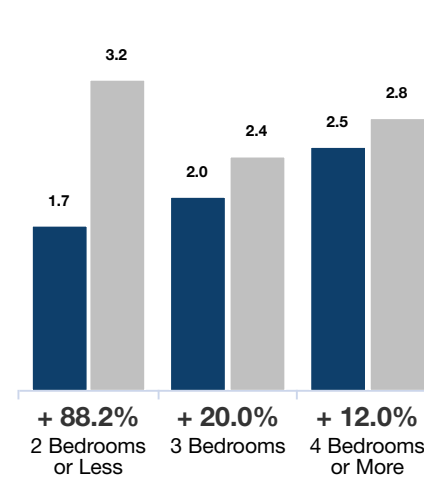
## By Price Range

■ 11-2022 ■ 11-2023



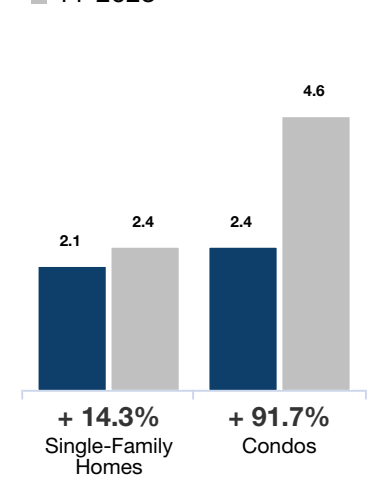
## By Bedroom Count

■ 11-2022 ■ 11-2023



## By Property Type

■ 11-2022 ■ 11-2023



### All Properties

By Price Range	11-2022	11-2023	Change
\$150,000 and Below	1.6	2.6	+ 62.5%
\$150,001 to \$250,000	1.1	1.6	+ 45.5%
\$250,001 to \$350,000	1.1	1.7	+ 54.5%
\$350,001 to \$500,000	2.2	2.5	+ 13.6%
\$500,001 to \$750,000	2.8	3.1	+ 10.7%
\$750,001 to \$1,000,000	4.0	3.6	- 10.0%
\$1,000,001 and Above	4.8	5.4	+ 12.5%
<b>All Price Ranges</b>	<b>2.1</b>	<b>2.7</b>	<b>+ 28.6%</b>

### Single-Family Homes

By Price Range	11-2022	11-2023	Change
\$150,000 and Below	1.6	2.5	+ 56.2%
\$150,001 to \$250,000	1.3	1.5	+ 15.4%
\$250,001 to \$350,000	0.9	1.0	+ 11.1%
\$350,001 to \$500,000	2.1	2.2	+ 4.8%
\$500,001 to \$750,000	2.8	2.8	0.0%
\$750,001 to \$1,000,000	3.9	3.7	- 5.1%
\$1,000,001 and Above	4.5	5.5	+ 22.2%
<b>All Price Ranges</b>	<b>2.1</b>	<b>2.4</b>	<b>+ 14.3%</b>

### Condos

By Price Range	11-2022	11-2023	Change
\$150,000 and Below	1.8	3.3	+ 83.3%
\$150,001 to \$250,000	0.8	1.8	+ 125.0%
\$250,001 to \$350,000	2.5	5.2	+ 108.0%
\$350,001 to \$500,000	3.9	6.6	+ 69.2%
\$500,001 to \$750,000	2.5	6.2	+ 148.0%
\$750,001 to \$1,000,000	2.9	0.5	- 82.8%
\$1,000,001 and Above	3.3	2.2	- 33.3%
<b>All Price Ranges</b>	<b>2.4</b>	<b>4.6</b>	<b>+ 91.7%</b>

## By Bedroom Count

By Bedroom Count	11-2022	11-2023	Change
2 Bedrooms or Less	1.7	3.2	+ 88.2%
3 Bedrooms	2.0	2.4	+ 20.0%
4 Bedrooms or More	2.5	2.8	+ 12.0%
<b>All Bedroom Counts</b>	<b>2.1</b>	<b>2.7</b>	<b>+ 28.6%</b>

## By Bedroom Count

By Bedroom Count	11-2022	11-2023	Change
2 Bedrooms or Less	1.2	2.0	+ 66.7%
3 Bedrooms	1.9	2.3	+ 21.1%
4 Bedrooms or More	2.5	2.8	+ 12.0%
<b>All Bedroom Counts</b>	<b>2.1</b>	<b>2.4</b>	<b>+ 14.3%</b>

## By Bedroom Count

By Bedroom Count	11-2022	11-2023	Change
2 Bedrooms or Less	2.3	4.7	+ 104.3%
3 Bedrooms	2.6	4.0	+ 53.8%
4 Bedrooms or More	2.0	5.8	+ 190.0%
<b>All Bedroom Counts</b>	<b>2.4</b>	<b>4.6</b>	<b>+ 91.7%</b>