

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



December 2023

U.S. sales of new residential homes sank 12.2% from the previous month to a seasonally adjusted annual rate of 590,000, the lowest level since November 2022, according to the U.S. Census Bureau, as decades-high mortgage rates continue to impact buyer affordability. The National Association of Home Builders cautioned the drop is only temporary, however, with sales of new homes expected to rise in the months ahead due to falling mortgage rates, which have retreated more than one full percentage point from their peak of 7.79% in October. For the 12-month period spanning January 2023 through December 2023, Pending Sales in the Beaufort-Jasper County REALTORS® region decreased 4.1 percent overall. The price range with the largest pending sales gain was the \$750,001 to \$1,000,000 range, where sales rose 19.7 percent.

The overall Median Sales Price increased 8.7 percent to \$399,900. The property type with the largest gain was the Condos segment, where prices increased 12.5 percent to \$315,000. 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 \$750,001 to \$1,000,000 range at 129 days.

Market-wide, inventory levels were up 30.9 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale improved 77.6 percent. That amounts to 2.5 months of inventory for Single-Family Homes and 4.3 months of inventory for Condos.

Quick Facts

+ 19.7%

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

+ 0.8%

Bedroom Count with
Strongest Sales:
2 Bedrooms or Less

- 3.7%

Property Type With
Strongest Sales:
Single-Family Homes

Pending Sales	2
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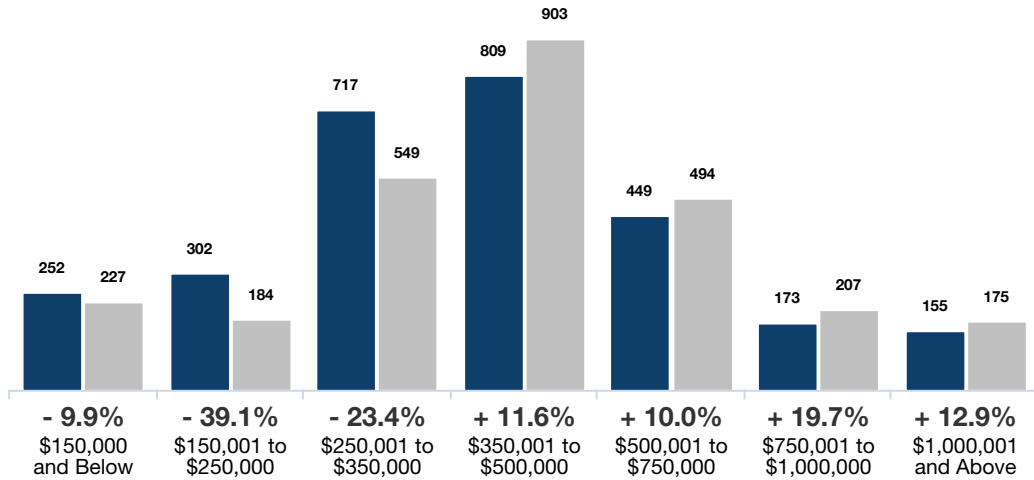
Pending Sales



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

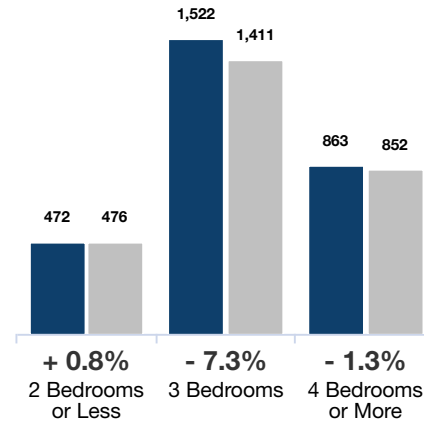
By Price Range

■ 12-2022 ■ 12-2023



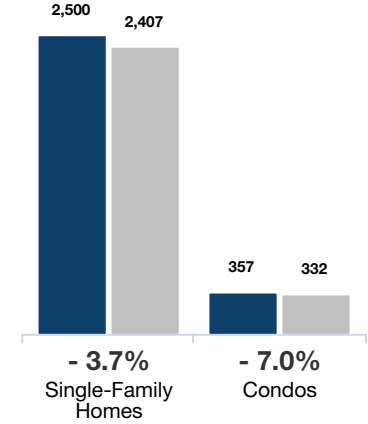
By Bedroom Count

■ 12-2022 ■ 12-2023



By Property Type

■ 12-2022 ■ 12-2023



All Properties

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	252	227	- 9.9%
\$150,001 to \$250,000	302	184	- 39.1%
\$250,001 to \$350,000	717	549	- 23.4%
\$350,001 to \$500,000	809	903	+ 11.6%
\$500,001 to \$750,000	449	494	+ 10.0%
\$750,001 to \$1,000,000	173	207	+ 19.7%
\$1,000,001 and Above	155	175	+ 12.9%
All Price Ranges	2,857	2,739	- 4.1%

Single-Family Homes

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	214	194	- 9.3%
\$150,001 to \$250,000	196	118	- 39.8%
\$250,001 to \$350,000	609	446	- 26.8%
\$350,001 to \$500,000	751	832	+ 10.8%
\$500,001 to \$750,000	415	454	+ 9.4%
\$750,001 to \$1,000,000	167	195	+ 16.8%
\$1,000,001 and Above	148	168	+ 13.5%
All Price Ranges	2,500	2,407	- 3.7%

Condos

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	38	33	- 13.2%
\$150,001 to \$250,000	106	66	- 37.7%
\$250,001 to \$350,000	108	103	- 4.6%
\$350,001 to \$500,000	58	71	+ 22.4%
\$500,001 to \$750,000	34	40	+ 17.6%
\$750,001 to \$1,000,000	6	12	+ 100.0%
\$1,000,001 and Above	7	7	0.0%
All Price Ranges	357	332	- 7.0%

By Bedroom Count

By Bedroom Count	12-2022	12-2023	Change
2 Bedrooms or Less	472	476	+ 0.8%
3 Bedrooms	1,522	1,411	- 7.3%
4 Bedrooms or More	863	852	- 1.3%
All Bedroom Counts	2,857	2,739	- 4.1%

Single-Family Homes

By Bedroom Count	12-2022	12-2023	Change
2 Bedrooms or Less	245	268	+ 9.4%
3 Bedrooms	1,412	1,304	- 7.6%
4 Bedrooms or More	843	835	- 0.9%
All Bedroom Counts	2,500	2,407	- 3.7%

Condos

By Bedroom Count	12-2022	12-2023	Change
2 Bedrooms or Less	227	208	- 8.4%
3 Bedrooms	110	107	- 2.7%
4 Bedrooms or More	20	17	- 15.0%
All Bedroom Counts	357	332	- 7.0%

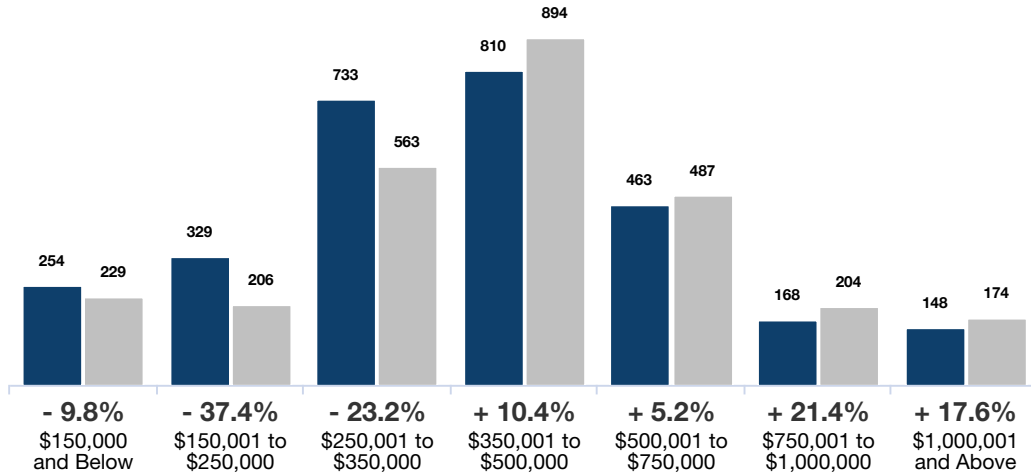
Closed Sales



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

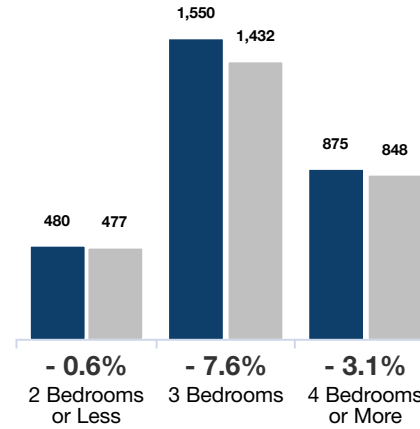
By Price Range

■ 12-2022 ■ 12-2023



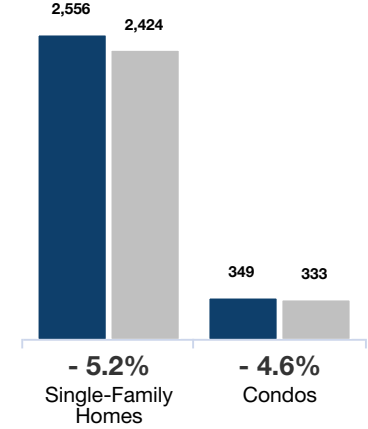
By Bedroom Count

■ 12-2022 ■ 12-2023



By Property Type

■ 12-2022 ■ 12-2023



All Properties

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	254	229	- 9.8%
\$150,001 to \$250,000	329	206	- 37.4%
\$250,001 to \$350,000	733	563	- 23.2%
\$350,001 to \$500,000	810	894	+ 10.4%
\$500,001 to \$750,000	463	487	+ 5.2%
\$750,001 to \$1,000,000	168	204	+ 21.4%
\$1,000,001 and Above	148	174	+ 17.6%
All Price Ranges	2,905	2,757	- 5.1%

Single-Family Homes

By Bedroom Count	12-2022	12-2023	Change
2 Bedrooms or Less	480	477	- 0.6%
3 Bedrooms	1,550	1,432	- 7.6%
4 Bedrooms or More	875	848	- 3.1%
All Bedroom Counts	2,905	2,757	- 5.1%

12-2022	12-2023	Change	12-2022	12-2023	Change
215	198	- 7.9%	39	31	- 20.5%
215	131	- 39.1%	114	75	- 34.2%
636	457	- 28.1%	97	106	+ 9.3%
758	828	+ 9.2%	52	66	+ 26.9%
432	450	+ 4.2%	31	37	+ 19.4%
158	193	+ 22.2%	10	11	+ 10.0%
142	167	+ 17.6%	6	7	+ 16.7%
2,556	2,424	- 5.2%	349	333	- 4.6%

Condos

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	215	198	- 7.9%
\$150,001 to \$250,000	215	131	- 39.1%
\$250,001 to \$350,000	636	457	- 28.1%
\$350,001 to \$500,000	758	828	+ 9.2%
\$500,001 to \$750,000	432	450	+ 4.2%
\$750,001 to \$1,000,000	158	193	+ 22.2%
\$1,000,001 and Above	142	167	+ 17.6%
All Price Ranges	2,905	2,757	- 5.1%

12-2022	12-2023	Change	12-2022	12-2023	Change
253	268	+ 5.9%	227	209	- 7.9%
1,447	1,318	- 8.9%	103	114	+ 10.7%
856	838	- 2.1%	19	10	- 47.4%
2,556	2,424	- 5.2%	349	333	- 4.6%

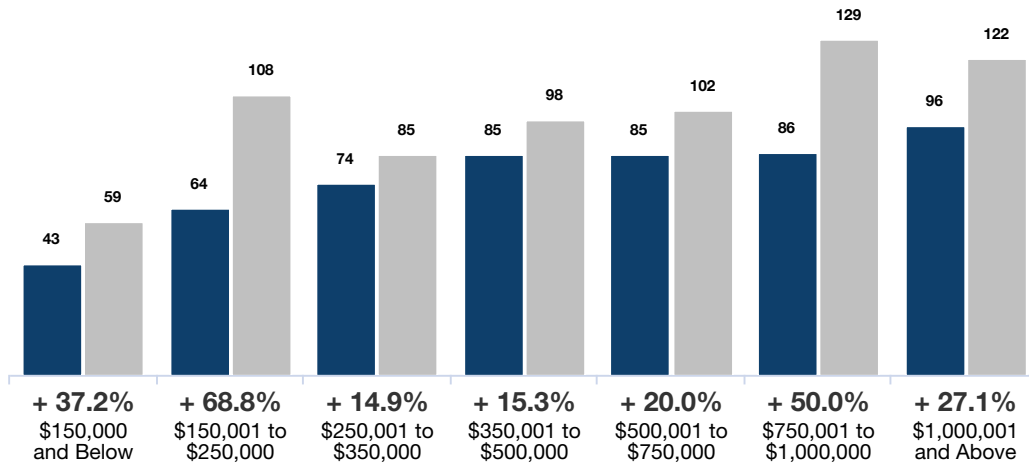
Days On Market Until Sale

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

Based on a rolling 12-month average.

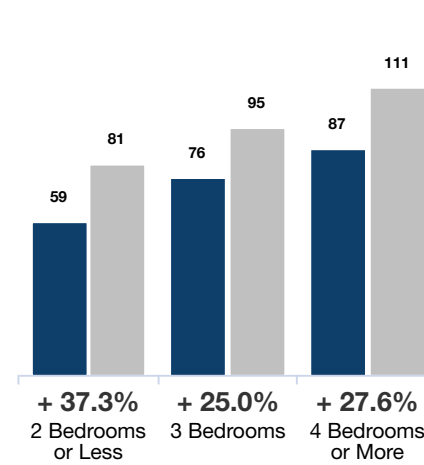
By Price Range

■ 12-2022 ■ 12-2023



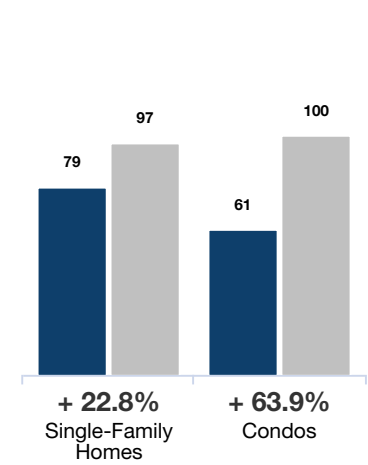
By Bedroom Count

■ 12-2022 ■ 12-2023



By Property Type

■ 12-2022 ■ 12-2023



All Properties

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	43	59	+ 37.2%
\$150,001 to \$250,000	64	108	+ 68.8%
\$250,001 to \$350,000	74	85	+ 14.9%
\$350,001 to \$500,000	85	98	+ 15.3%
\$500,001 to \$750,000	85	102	+ 20.0%
\$750,001 to \$1,000,000	86	129	+ 50.0%
\$1,000,001 and Above	96	122	+ 27.1%
All Price Ranges	77	97	+ 26.0%

Single-Family Homes

	12-2022	12-2023	Change
\$150,000 and Below	43	62	+ 44.2%
\$150,001 to \$250,000	70	83	+ 18.6%
\$250,001 to \$350,000	76	87	+ 14.5%
\$350,001 to \$500,000	85	98	+ 15.3%
\$500,001 to \$750,000	85	102	+ 20.0%
\$750,001 to \$1,000,000	86	130	+ 51.2%
\$1,000,001 and Above	98	120	+ 22.4%
All Price Ranges	79	97	+ 22.8%

Condos

	12-2022	12-2023	Change
\$150,000 and Below	45	41	- 8.9%
\$150,001 to \$250,000	53	151	+ 184.9%
\$250,001 to \$350,000	61	77	+ 26.2%
\$350,001 to \$500,000	79	101	+ 27.8%
\$500,001 to \$750,000	82	95	+ 15.9%
\$750,001 to \$1,000,000	72	110	+ 52.8%
\$1,000,001 and Above	54	184	+ 240.7%
All Price Ranges	61	100	+ 63.9%

By Bedroom Count

	12-2022	12-2023	Change
2 Bedrooms or Less	59	81	+ 37.3%
3 Bedrooms	76	95	+ 25.0%
4 Bedrooms or More	87	111	+ 27.6%
All Bedroom Counts	77	97	+ 26.0%

Single-Family Homes

	12-2022	12-2023	Change
2 Bedrooms or Less	56	76	+ 35.7%
3 Bedrooms	78	92	+ 17.9%
4 Bedrooms or More	88	112	+ 27.3%
All Bedroom Counts	79	97	+ 22.8%

Condos

	12-2022	12-2023	Change
2 Bedrooms or Less	61	86	+ 41.0%
3 Bedrooms	62	127	+ 104.8%
4 Bedrooms or More	63	96	+ 52.4%
All Bedroom Counts	61	100	+ 63.9%

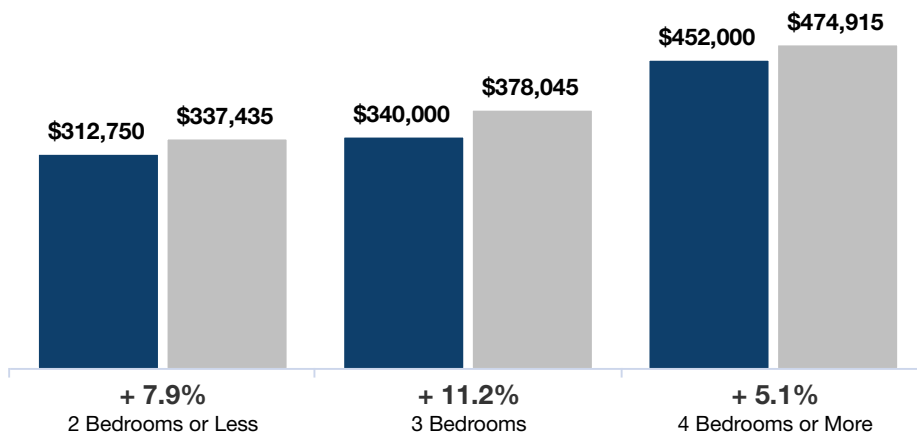
Median Sales Price



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

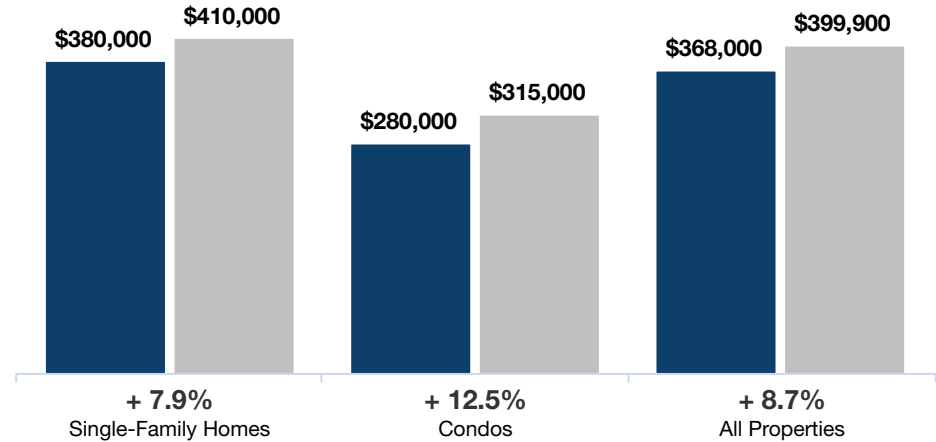
By Bedroom Count

■ 12-2022 ■ 12-2023



By Property Type

■ 12-2022 ■ 12-2023



All Properties

By Bedroom Count

	12-2022	12-2023	Change
2 Bedrooms or Less	\$312,750	\$337,435	+ 7.9%
3 Bedrooms	\$340,000	\$378,045	+ 11.2%
4 Bedrooms or More	\$452,000	\$474,915	+ 5.1%
All Bedroom Counts	\$368,000	\$399,900	+ 8.7%

Single-Family Homes

	12-2022	12-2023	Change
	\$350,000	\$389,000	+ 11.1%
	\$345,030	\$380,000	+ 10.1%
	\$457,262	\$473,490	+ 3.5%
All Single-Family Homes	\$380,000	\$410,000	+ 7.9%

Condos

	12-2022	12-2023	Change
	\$272,000	\$275,000	+ 1.1%
	\$296,000	\$330,000	+ 11.5%
	\$289,900	\$694,500	+ 139.6%
All Condos	\$280,000	\$315,000	+ 12.5%

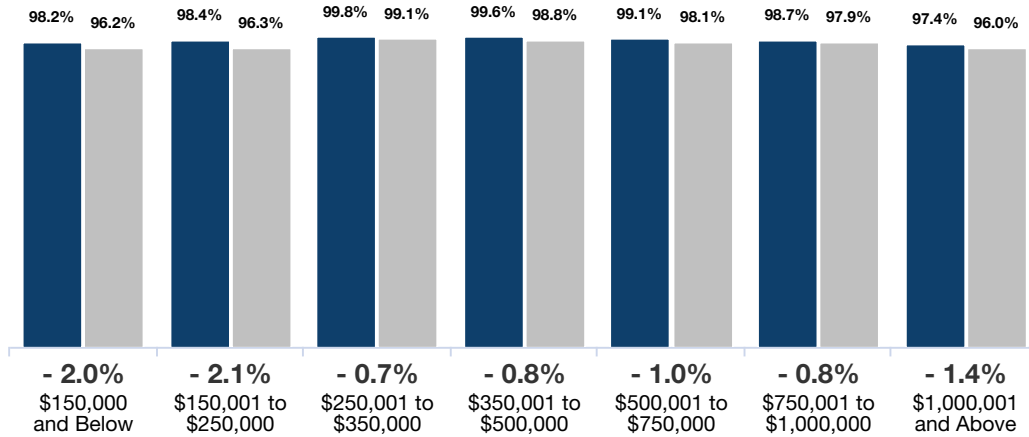
Percent of List Price Received



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.**

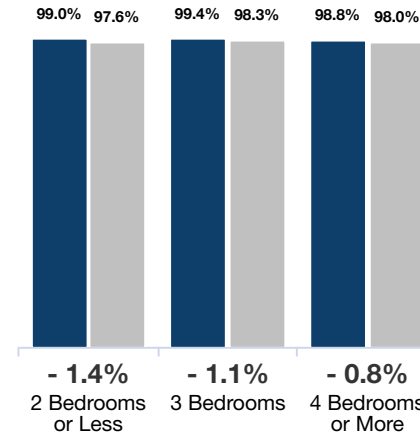
By Price Range

■ 12-2022 ■ 12-2023



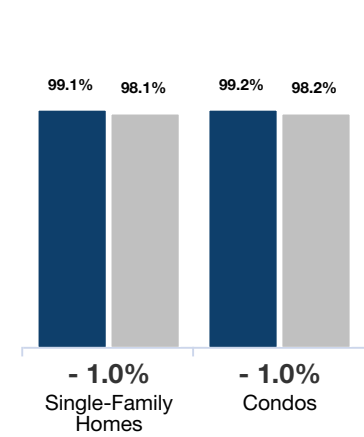
By Bedroom Count

■ 12-2022 ■ 12-2023



By Property Type

■ 12-2022 ■ 12-2023



All Properties

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	98.2%	96.2%	- 2.0%
\$150,001 to \$250,000	98.4%	96.3%	- 2.1%
\$250,001 to \$350,000	99.8%	99.1%	- 0.7%
\$350,001 to \$500,000	99.6%	98.8%	- 0.8%
\$500,001 to \$750,000	99.1%	98.1%	- 1.0%
\$750,001 to \$1,000,000	98.7%	97.9%	- 0.8%
\$1,000,001 and Above	97.4%	96.0%	- 1.4%
All Price Ranges	99.1%	98.1%	- 1.0%

Single-Family Homes

By Bedroom Count	12-2022	12-2023	Change
2 Bedrooms or Less	99.0%	97.6%	- 1.4%
3 Bedrooms	99.4%	98.3%	- 1.1%
4 Bedrooms or More	98.8%	98.0%	- 0.8%
All Bedroom Counts	99.1%	98.1%	- 1.0%

Condos

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	98.1%	95.9%	- 2.2%
\$150,001 to \$250,000	98.0%	95.1%	- 3.0%
\$250,001 to \$350,000	99.8%	99.2%	- 0.6%
\$350,001 to \$500,000	99.7%	98.8%	- 0.9%
\$500,001 to \$750,000	99.0%	98.2%	- 0.8%
\$750,001 to \$1,000,000	98.5%	97.9%	- 0.6%
\$1,000,001 and Above	97.4%	96.0%	- 1.4%
All Price Ranges	99.1%	98.1%	- 1.0%

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	98.7%	98.3%	- 0.4%
\$150,001 to \$250,000	99.1%	98.5%	- 0.6%
\$250,001 to \$350,000	99.7%	98.2%	- 1.5%
\$350,001 to \$500,000	98.2%	99.0%	+ 0.8%
\$500,001 to \$750,000	100.0%	96.9%	- 3.1%
\$750,001 to \$1,000,000	102.4%	97.3%	- 5.0%
\$1,000,001 and Above	98.1%	95.1%	- 3.1%
All Price Ranges	99.2%	98.2%	- 1.0%

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	98.9%	98.0%	- 0.9%
\$150,001 to \$250,000	99.8%	98.6%	- 1.2%
\$250,001 to \$350,000	99.7%	98.5%	- 1.2%
\$350,001 to \$500,000	100.7%	98.5%	- 2.2%
\$500,001 to \$750,000	100.0%	96.9%	- 3.1%
\$750,001 to \$1,000,000	102.4%	97.3%	- 5.0%
\$1,000,001 and Above	98.1%	95.1%	- 3.1%
All Price Ranges	99.2%	98.2%	- 1.0%

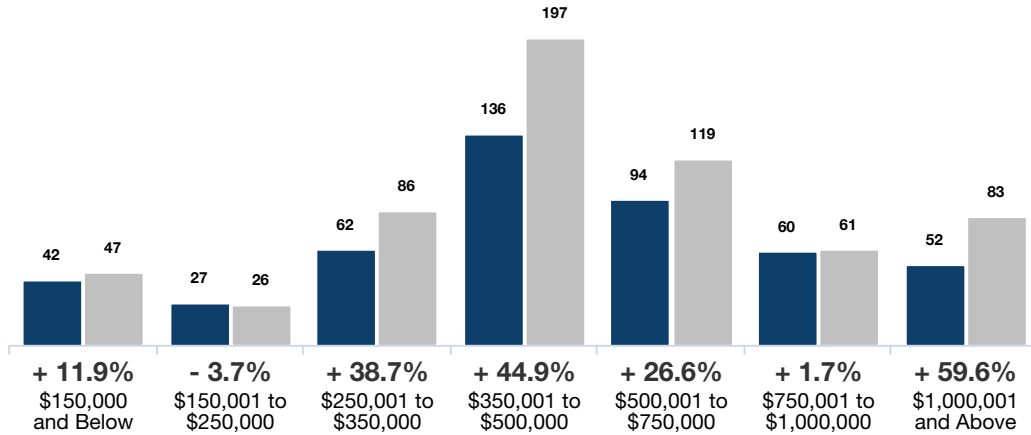
Inventory of Homes for Sale



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

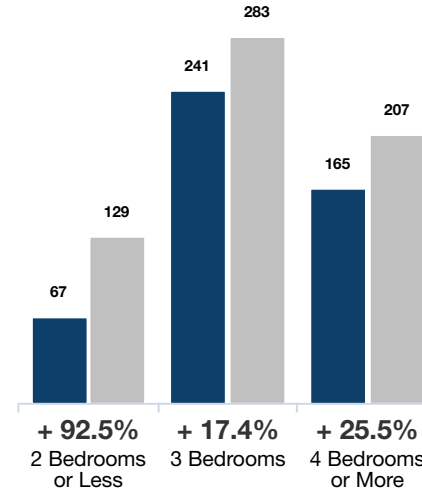
By Price Range

■ 12-2022 ■ 12-2023



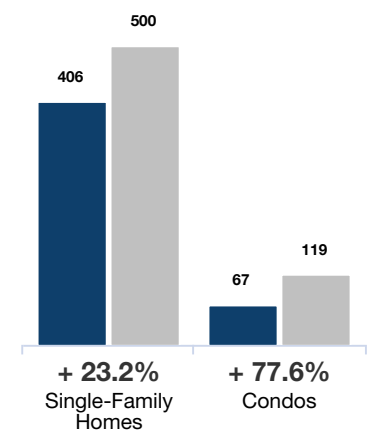
By Bedroom Count

■ 12-2022 ■ 12-2023



By Property Type

■ 12-2022 ■ 12-2023



All Properties

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	42	47	+ 11.9%
\$150,001 to \$250,000	27	26	- 3.7%
\$250,001 to \$350,000	62	86	+ 38.7%
\$350,001 to \$500,000	136	197	+ 44.9%
\$500,001 to \$750,000	94	119	+ 26.6%
\$750,001 to \$1,000,000	60	61	+ 1.7%
\$1,000,001 and Above	52	83	+ 59.6%
All Price Ranges	473	619	+ 30.9%

Single-Family Homes

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	32	41	+ 28.1%
\$150,001 to \$250,000	20	15	- 25.0%
\$250,001 to \$350,000	47	47	0.0%
\$350,001 to \$500,000	118	159	+ 34.7%
\$500,001 to \$750,000	84	100	+ 19.0%
\$750,001 to \$1,000,000	57	57	0.0%
\$1,000,001 and Above	48	81	+ 68.8%
All Price Ranges	406	500	+ 23.2%

Condos

By Bedroom Count	12-2022	12-2023	Change
2 Bedrooms or Less	10	6	- 40.0%
3 Bedrooms	7	11	+ 57.1%
4 Bedrooms or More	15	39	+ 160.0%
All Bedroom Counts	67	119	+ 77.6%

By Bedroom Count	12-2022	12-2023	Change
2 Bedrooms or Less	67	129	+ 92.5%
3 Bedrooms	241	283	+ 17.4%
4 Bedrooms or More	165	207	+ 25.5%
All Bedroom Counts	473	619	+ 30.9%

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	27	46	+ 70.4%
\$150,001 to \$250,000	219	254	+ 16.0%
\$250,001 to \$350,000	160	200	+ 25.0%
All Price Ranges	406	500	+ 23.2%

Months Supply of Inventory

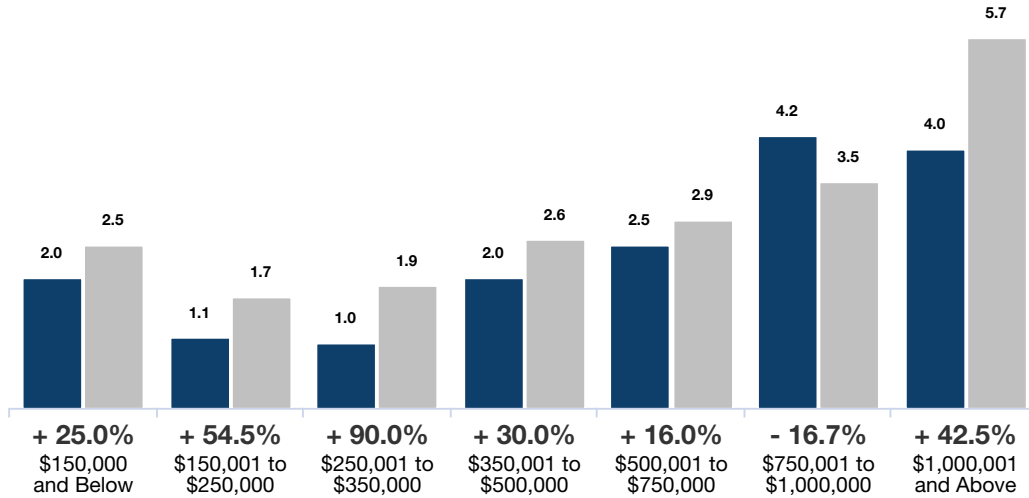


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

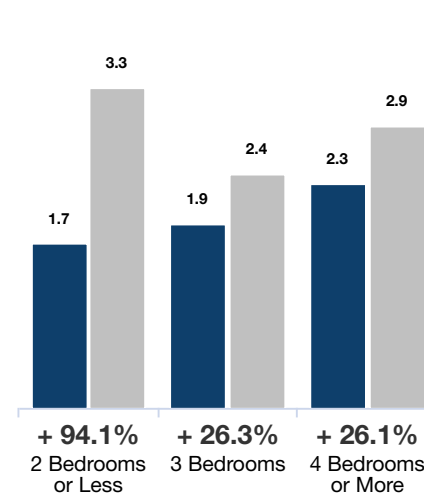
By Price Range

■ 12-2022 ■ 12-2023



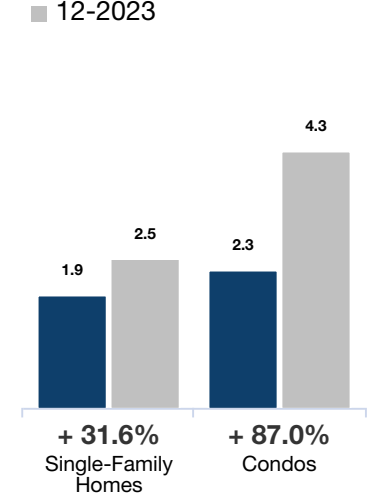
By Bedroom Count

■ 12-2022 ■ 12-2023



By Property Type

■ 12-2022 ■ 12-2023



All Properties

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	2.0	2.5	+ 25.0%
\$150,001 to \$250,000	1.1	1.7	+ 54.5%
\$250,001 to \$350,000	1.0	1.9	+ 90.0%
\$350,001 to \$500,000	2.0	2.6	+ 30.0%
\$500,001 to \$750,000	2.5	2.9	+ 16.0%
\$750,001 to \$1,000,000	4.2	3.5	- 16.7%
\$1,000,001 and Above	4.0	5.7	+ 42.5%
All Price Ranges	2.0	2.7	+ 35.0%

Single-Family Homes

12-2022	12-2023	Change
1.8	2.5	+ 38.9%
1.2	1.5	+ 25.0%
0.9	1.3	+ 44.4%
1.9	2.3	+ 21.1%
2.4	2.6	+ 8.3%
4.1	3.5	- 14.6%
3.9	5.8	+ 48.7%
1.9	2.5	+ 31.6%

Condos

12-2022	12-2023	Change
2.9	2.2	- 24.1%
0.8	2.0	+ 150.0%
1.7	4.5	+ 164.7%
3.7	6.4	+ 73.0%
3.2	5.7	+ 78.1%
2.0	2.3	+ 15.0%
2.9	1.4	- 51.7%
2.3	4.3	+ 87.0%

By Bedroom Count

12-2022	12-2023	Change
1.7	3.3	+ 94.1%
1.9	2.4	+ 26.3%
2.3	2.9	+ 26.1%
2.0	2.7	+ 35.0%

Single-Family Homes

12-2022	12-2023	Change
1.3	2.1	+ 61.5%
1.9	2.3	+ 21.1%
2.3	2.9	+ 26.1%
1.9	2.5	+ 31.6%

Condos

12-2022	12-2023	Change
2.1	4.8	+ 128.6%
2.4	3.3	+ 37.5%
2.5	4.1	+ 64.0%
2.3	4.3	+ 87.0%