Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®

February 2026

U.S. pending home sales dipped 0.8% month-over-month and 0.4% year-over-year, according to the National Association of REALTORS®, with the decline attributed to low housing inventory. Regionally, monthly contract signings rose in the Midwest and West but fell in the South and Northeast. On a year-over-year basis, contracts increased in the South and West but declined in the Northeast and Midwest. For the 12-month period spanning March 2025 through February 2026, Pending Sales in the Hilton Head Association of REALTORS® region improved 7.6 percent overall. The price range with the largest pending sales gain was the $250,001 to $350,000 range, where sales improved 28.2 percent.

The overall Median Sales Price decreased 0.6 percent to $542,500. The property type with the largest gain was the Single-Family Homes segment, where prices rose 3.0 percent to $599,000. The price range that tended to sell the quickest was the $750,001 to $1,000,000 range at 88 days. The price range that tended to sell the slowest was the $150,000 and Below range at 145 days.

Market-wide, inventory levels went up 3.4 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale went up 5.7 percent. That amounts to 4.0 months of inventory for Single-Family Homes and 5.0 months of inventory for Condos.

Quick Facts

+ 28.2%	+ 14.6%	+ 9.6%
Price Range with Strongest Sales: **$250,001 to $350,000**	Bedroom Count with Strongest Sales: **4 Bedrooms or More**	Property Type With Strongest Sales: **Single-Family Homes**

Pending Sales	2
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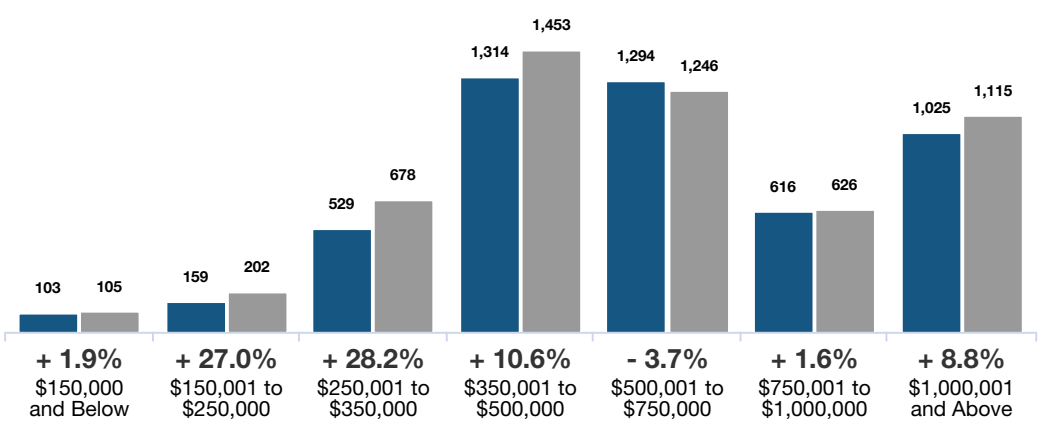
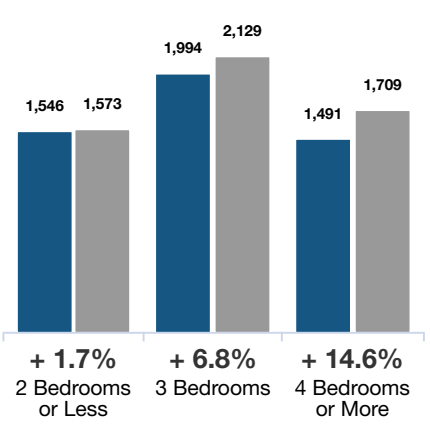
Pending Sales

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

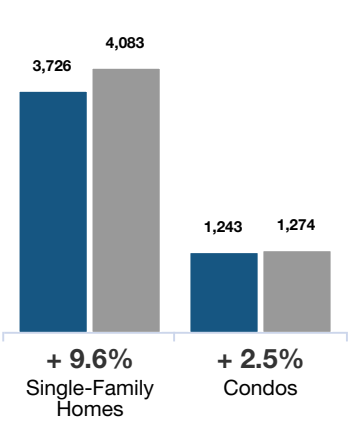
By Price Range



By Bedroom Count



By Property Type

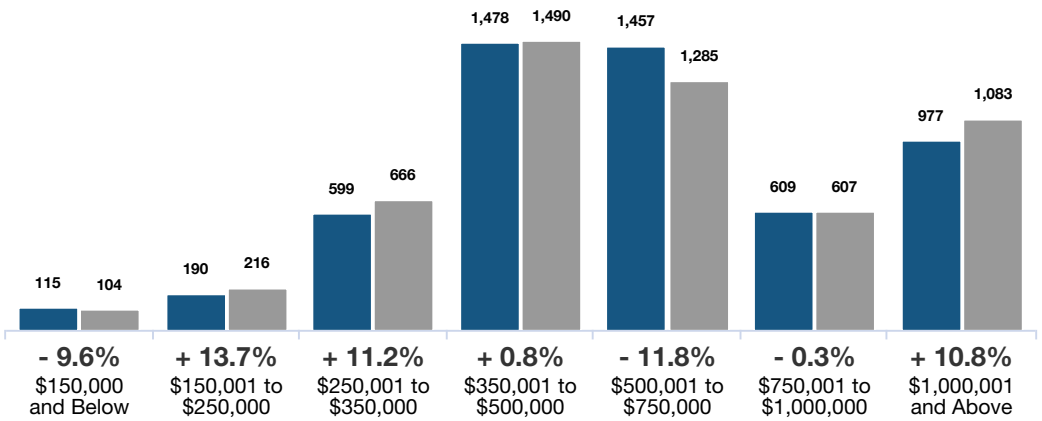


	All Properties			Single-Family Homes			Condos		
By Price Range	**2-2025**	**2-2026**	**Change**	**2-2025**	**2-2026**	**Change**	**2-2025**	**2-2026**	**Change**
$150,000 and Below	103	105	+ 1.9%	30	25	- 16.7%	6	17	+ 183.3%
$150,001 to $250,000	159	202	+ 27.0%	48	52	+ 8.3%	109	148	+ 35.8%
$250,001 to $350,000	529	678	+ 28.2%	242	360	+ 48.8%	287	318	+ 10.8%
$350,001 to $500,000	1,314	1,453	+ 10.6%	1,019	1,170	+ 14.8%	294	283	- 3.7%
$500,001 to $750,000	1,294	1,246	- 3.7%	989	969	- 2.0%	305	275	- 9.8%
$750,001 to $1,000,000	616	626	+ 1.6%	474	499	+ 5.3%	141	126	- 10.6%
$1,000,001 and Above	1,025	1,115	+ 8.8%	924	1,008	+ 9.1%	101	107	+ 5.9%
All Price Ranges	**5,040**	**5,425**	**+ 7.6%**	**3,726**	**4,083**	**+ 9.6%**	**1,243**	**1,274**	**+ 2.5%**
By Bedroom Count	**2-2025**	**2-2026**	**Change**	**2-2025**	**2-2026**	**Change**	**2-2025**	**2-2026**	**Change**
2 Bedrooms or Less	1,546	1,573	+ 1.7%	727	676	- 7.0%	773	852	+ 10.2%
3 Bedrooms	1,994	2,129	+ 6.8%	1,585	1,755	+ 10.7%	387	354	- 8.5%
4 Bedrooms or More	1,491	1,709	+ 14.6%	1,411	1,645	+ 16.6%	78	61	- 21.8%
All Bedroom Counts	**5,040**	**5,425**	**+ 7.6%**	**3,726**	**4,083**	**+ 9.6%**	**1,243**	**1,274**	**+ 2.5%**

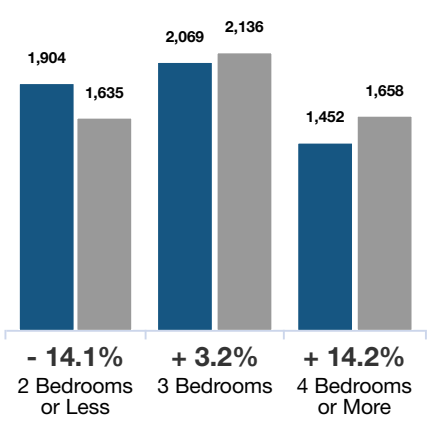
Closed Sales

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

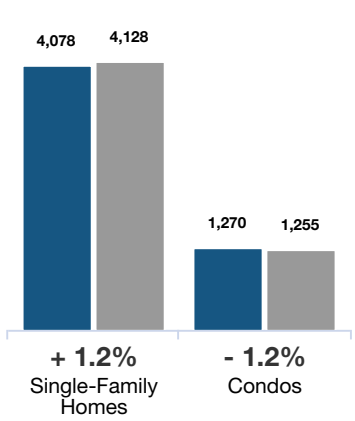
By Price Range



By Bedroom Count



By Property Type



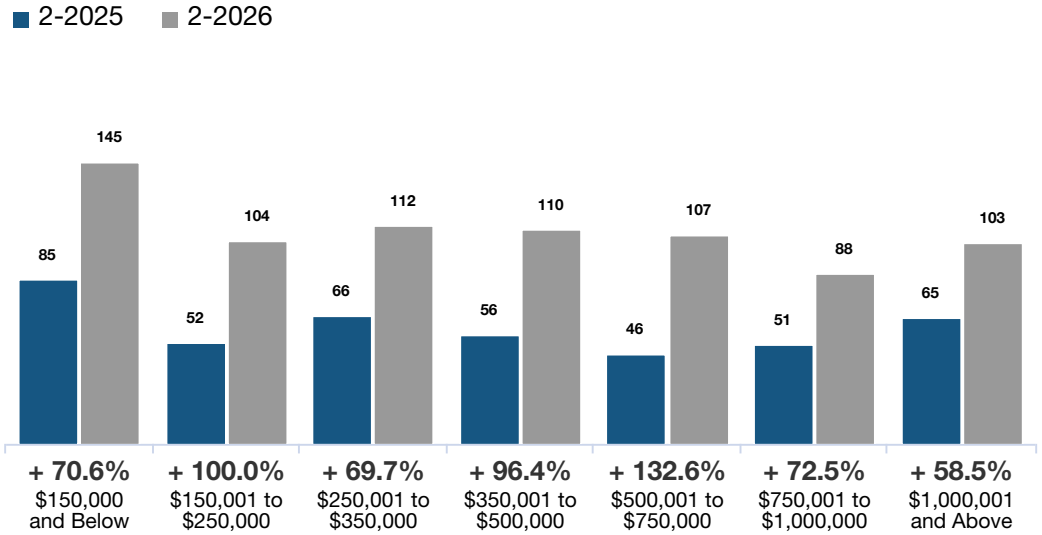
	All Properties			Single-Family Homes			Condos		
By Price Range	**2-2025**	**2-2026**	**Change**	**2-2025**	**2-2026**	**Change**	**2-2025**	**2-2026**	**Change**
$150,000 and Below	115	104	- 9.6%	32	23	- 28.1%	8	19	+ 137.5%
$150,001 to $250,000	190	216	+ 13.7%	50	55	+ 10.0%	139	160	+ 15.1%
$250,001 to $350,000	599	666	+ 11.2%	284	357	+ 25.7%	315	309	- 1.9%
$350,001 to $500,000	1,478	1,490	+ 0.8%	1,211	1,213	+ 0.2%	267	276	+ 3.4%
$500,001 to $750,000	1,457	1,285	- 11.8%	1,142	1,012	- 11.4%	314	271	- 13.7%
$750,001 to $1,000,000	609	607	- 0.3%	482	489	+ 1.5%	127	116	- 8.7%
$1,000,001 and Above	977	1,083	+ 10.8%	877	979	+ 11.6%	100	104	+ 4.0%
All Price Ranges	**5,425**	**5,451**	**+ 0.5%**	**4,078**	**4,128**	**+ 1.2%**	**1,270**	**1,255**	**- 1.2%**
By Bedroom Count	**2-2025**	**2-2026**	**Change**	**2-2025**	**2-2026**	**Change**	**2-2025**	**2-2026**	**Change**
2 Bedrooms or Less	1,904	1,635	- 14.1%	1,027	771	- 24.9%	824	820	- 0.5%
3 Bedrooms	2,069	2,136	+ 3.2%	1,666	1,763	+ 5.8%	382	353	- 7.6%
4 Bedrooms or More	1,452	1,658	+ 14.2%	1,385	1,585	+ 14.4%	64	70	+ 9.4%
All Bedroom Counts	**5,425**	**5,451**	**+ 0.5%**	**4,078**	**4,128**	**+ 1.2%**	**1,270**	**1,255**	**- 1.2%**

Days On Market Until Sale

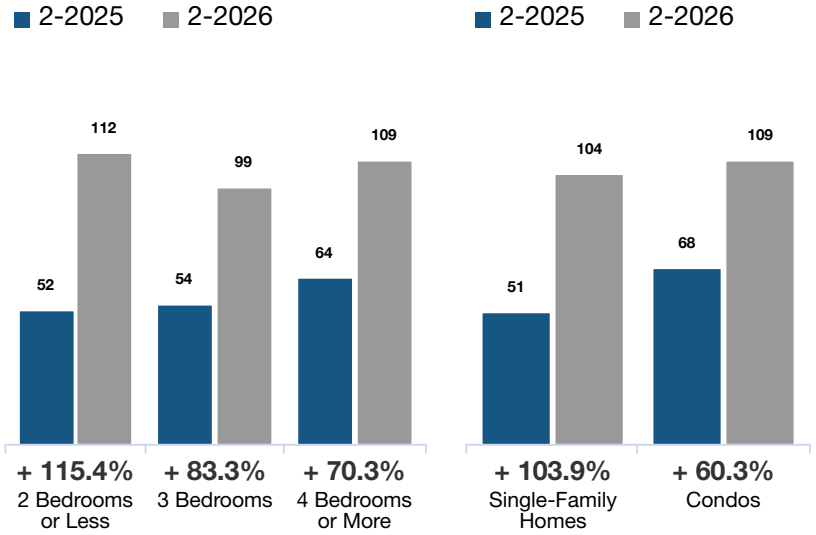
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

By Price Range



By Bedroom Count



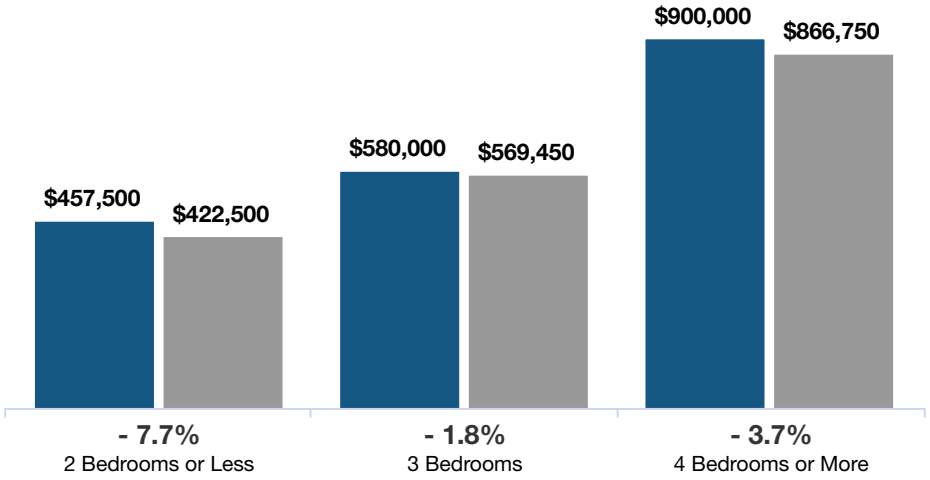
By Property Type

	All Properties			Single-Family Homes			Condos		
By Price Range	**2-2025**	**2-2026**	**Change**	**2-2025**	**2-2026**	**Change**	**2-2025**	**2-2026**	**Change**
$150,000 and Below	85	145	+ 70.6%	61	118	+ 93.4%	39	61	+ 56.4%
$150,001 to $250,000	52	104	+ 100.0%	52	89	+ 71.2%	49	110	+ 124.5%
$250,001 to $350,000	66	112	+ 69.7%	48	103	+ 114.6%	81	122	+ 50.6%
$350,001 to $500,000	56	110	+ 96.4%	53	107	+ 101.9%	67	124	+ 85.1%
$500,001 to $750,000	46	107	+ 132.6%	40	107	+ 167.5%	67	104	+ 55.2%
$750,001 to $1,000,000	51	88	+ 72.5%	50	89	+ 78.0%	55	80	+ 45.5%
$1,000,001 and Above	65	103	+ 58.5%	64	105	+ 64.1%	74	83	+ 12.2%
All Price Ranges	**56**	**106**	**+ 89.3%**	**51**	**104**	**+ 103.9%**	**68**	**109**	**+ 60.3%**
By Bedroom Count	**2-2025**	**2-2026**	**Change**	**2-2025**	**2-2026**	**Change**	**2-2025**	**2-2026**	**Change**
2 Bedrooms or Less	52	112	+ 115.4%	35	103	+ 194.3%	69	115	+ 66.7%
3 Bedrooms	54	99	+ 83.3%	51	100	+ 96.1%	67	97	+ 44.8%
4 Bedrooms or More	64	109	+ 70.3%	64	109	+ 70.3%	61	99	+ 62.3%
All Bedroom Counts	**56**	**106**	**+ 89.3%**	**51**	**104**	**+ 103.9%**	**68**	**109**	**+ 60.3%**

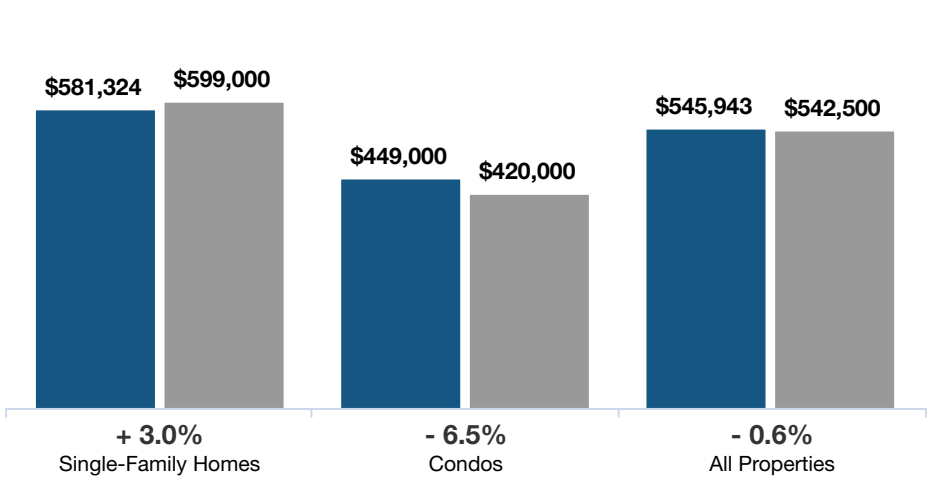
Median Sales Price

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

By Bedroom Count



By Property Type

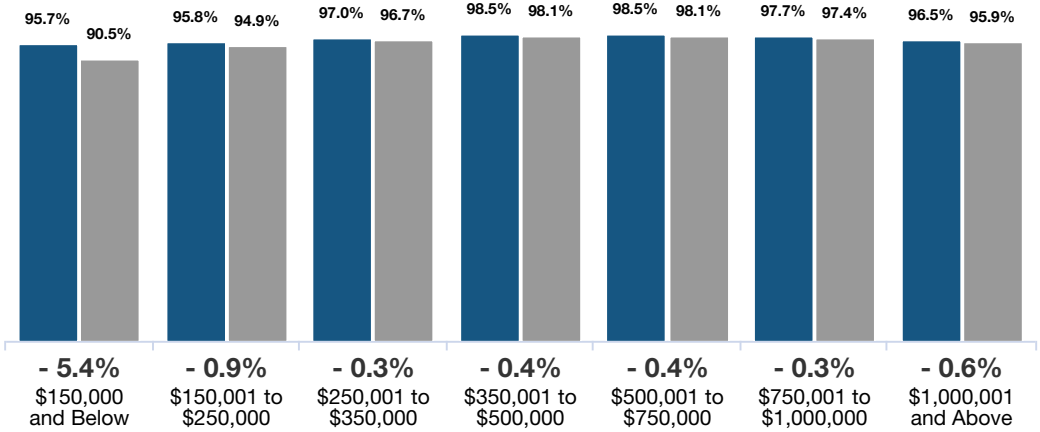


By Bedroom Count	All Properties			Single-Family Homes			Condos		
	2-2025	2-2026	Change	2-2025	2-2026	Change	2-2025	2-2026	Change
2 Bedrooms or Less	$457,500	$422,500	- 7.7%	$480,000	$466,000	- 2.9%	$390,000	$360,000	- 7.7%
3 Bedrooms	$580,000	$569,450	- 1.8%	$598,853	$579,900	- 3.2%	$519,055	$550,000	+ 6.0%
4 Bedrooms or More	$900,000	$866,750	- 3.7%	$925,000	$875,000	- 5.4%	$673,905	$757,000	+ 12.3%
All Bedroom Counts	**$545,943**	**$542,500**	**- 0.6%**	**$581,324**	**$599,000**	**+ 3.0%**	**$449,000**	**$420,000**	**- 6.5%**

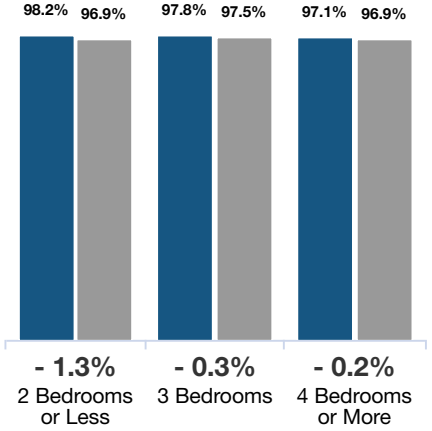
Percent of List Price Received

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.**

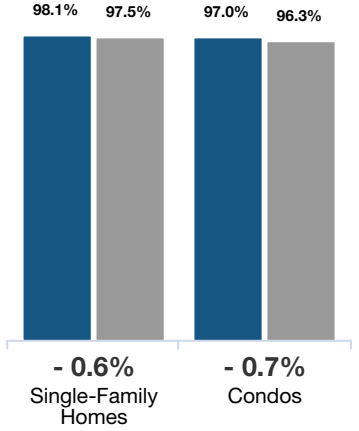
By Price Range



By Bedroom Count



By Property Type

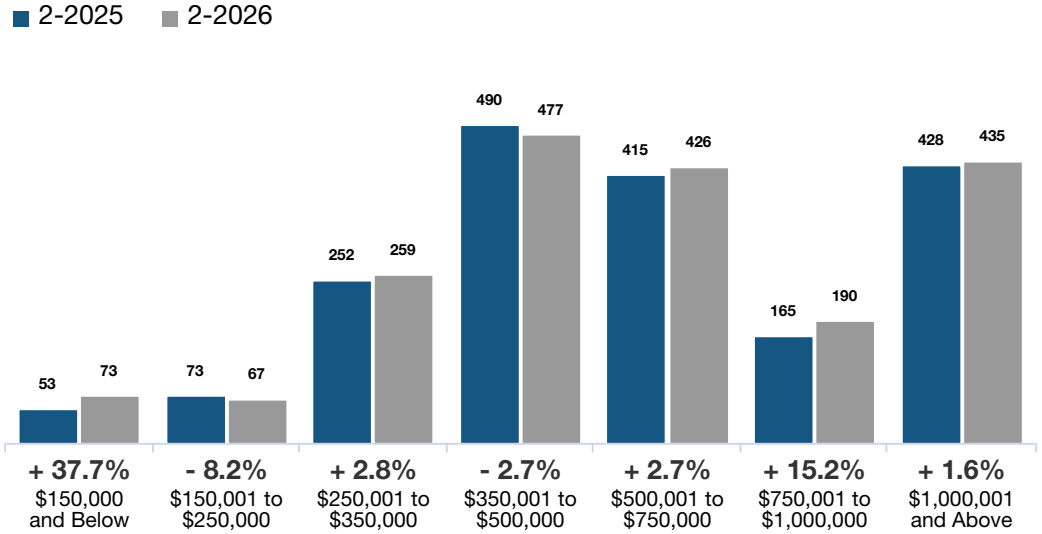


	All Properties			Single-Family Homes			Condos		
By Price Range	**2-2025**	**2-2026**	**Change**	**2-2025**	**2-2026**	**Change**	**2-2025**	**2-2026**	**Change**
$150,000 and Below	95.7%	90.5%	- 5.4%	103.1%	92.1%	- 10.7%	95.0%	87.1%	- 8.3%
$150,001 to $250,000	95.8%	94.9%	- 0.9%	95.6%	95.2%	- 0.4%	95.9%	94.8%	- 1.1%
$250,001 to $350,000	97.0%	96.7%	- 0.3%	97.4%	97.0%	- 0.4%	96.6%	96.3%	- 0.3%
$350,001 to $500,000	98.5%	98.1%	- 0.4%	98.8%	98.4%	- 0.4%	97.2%	96.6%	- 0.6%
$500,001 to $750,000	98.5%	98.1%	- 0.4%	98.9%	98.4%	- 0.5%	97.3%	97.0%	- 0.3%
$750,001 to $1,000,000	97.7%	97.4%	- 0.3%	97.7%	97.4%	- 0.3%	97.8%	97.4%	- 0.4%
$1,000,001 and Above	96.5%	95.9%	- 0.6%	96.3%	95.9%	- 0.4%	98.1%	96.0%	- 2.1%
All Price Ranges	**97.7%**	**97.1%**	**- 0.6%**	**98.1%**	**97.5%**	**- 0.6%**	**97.0%**	**96.3%**	**- 0.7%**
By Bedroom Count	**2-2025**	**2-2026**	**Change**	**2-2025**	**2-2026**	**Change**	**2-2025**	**2-2026**	**Change**
2 Bedrooms or Less	98.2%	96.9%	- 1.3%	99.6%	98.4%	- 1.2%	96.8%	95.9%	- 0.9%
3 Bedrooms	97.8%	97.5%	- 0.3%	97.9%	97.6%	- 0.3%	97.5%	97.1%	- 0.4%
4 Bedrooms or More	97.1%	96.9%	- 0.2%	97.1%	96.9%	- 0.2%	97.7%	96.5%	- 1.2%
All Bedroom Counts	**97.7%**	**97.1%**	**- 0.6%**	**98.1%**	**97.5%**	**- 0.6%**	**97.0%**	**96.3%**	**- 0.7%**

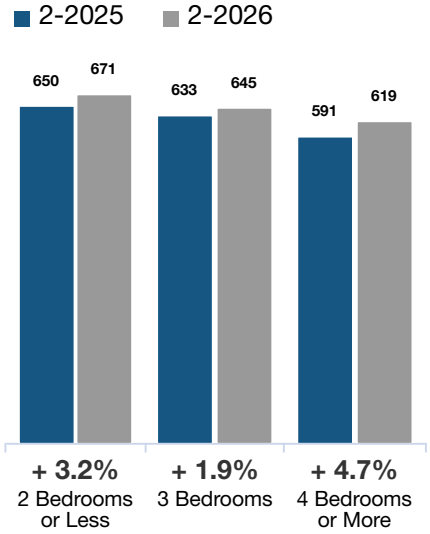
Inventory of Homes for Sale

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

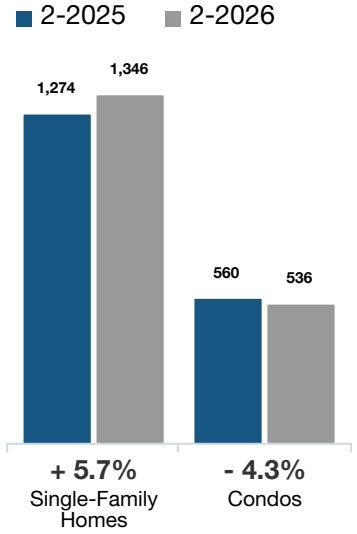
By Price Range



By Bedroom Count



By Property Type



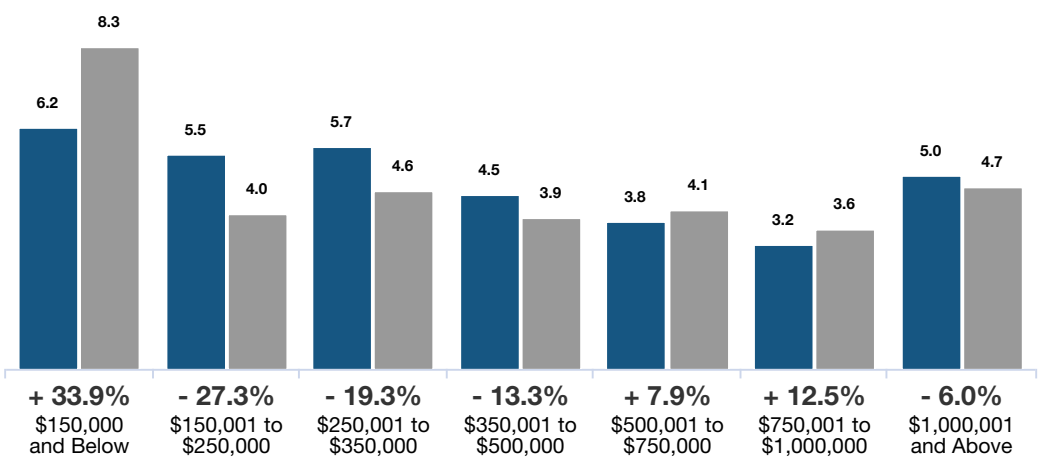
	All Properties			Single-Family Homes			Condos		
By Price Range	**2-2025**	**2-2026**	**Change**	**2-2025**	**2-2026**	**Change**	**2-2025**	**2-2026**	**Change**
$150,000 and Below	53	73	+ 37.7%	10	8	- 20.0%	2	9	+ 350.0%
$150,001 to $250,000	73	67	- 8.2%	20	14	- 30.0%	53	53	0.0%
$250,001 to $350,000	252	259	+ 2.8%	86	99	+ 15.1%	166	159	- 4.2%
$350,001 to $500,000	490	477	- 2.7%	343	357	+ 4.1%	147	120	- 18.4%
$500,001 to $750,000	415	426	+ 2.7%	297	309	+ 4.0%	116	117	+ 0.9%
$750,001 to $1,000,000	165	190	+ 15.2%	131	149	+ 13.7%	32	38	+ 18.8%
$1,000,001 and Above	428	435	+ 1.6%	385	398	+ 3.4%	43	37	- 14.0%
All Price Ranges	**1,879**	**1,942**	**+ 3.4%**	**1,274**	**1,346**	**+ 5.7%**	**560**	**536**	**- 4.3%**
By Bedroom Count	**2-2025**	**2-2026**	**Change**	**2-2025**	**2-2026**	**Change**	**2-2025**	**2-2026**	**Change**
2 Bedrooms or Less	650	671	+ 3.2%	219	234	+ 6.8%	393	389	- 1.0%
3 Bedrooms	633	645	+ 1.9%	502	519	+ 3.4%	128	117	- 8.6%
4 Bedrooms or More	591	619	+ 4.7%	552	586	+ 6.2%	35	30	- 14.3%
All Bedroom Counts	**1,879**	**1,942**	**+ 3.4%**	**1,274**	**1,346**	**+ 5.7%**	**560**	**536**	**- 4.3%**

Months Supply of Inventory

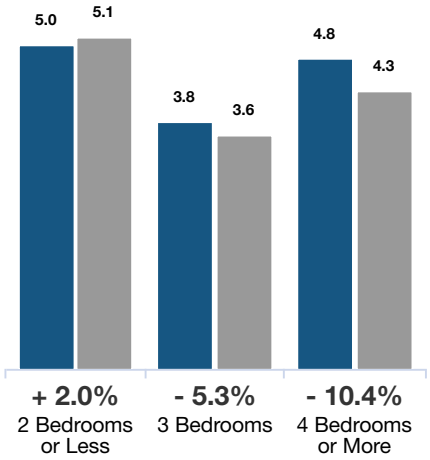
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

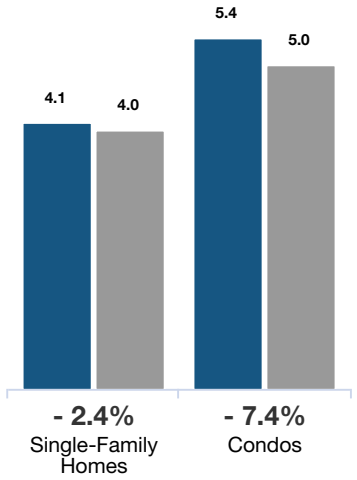
By Price Range



By Bedroom Count



By Property Type



	All Properties			Single-Family Homes			Condos		
By Price Range	**2-2025**	**2-2026**	**Change**	**2-2025**	**2-2026**	**Change**	**2-2025**	**2-2026**	**Change**
$150,000 and Below	6.2	8.3	+ 33.9%	4.0	3.5	- 12.5%	1.7	4.2	+ 147.1%
$150,001 to $250,000	5.5	4.0	- 27.3%	5.0	3.0	- 40.0%	5.8	4.3	- 25.9%
$250,001 to $350,000	5.7	4.6	- 19.3%	4.3	3.3	- 23.3%	6.9	6.0	- 13.0%
$350,001 to $500,000	4.5	3.9	- 13.3%	4.0	3.7	- 7.5%	6.0	5.1	- 15.0%
$500,001 to $750,000	3.8	4.1	+ 7.9%	3.6	3.8	+ 5.6%	4.6	5.1	+ 10.9%
$750,001 to $1,000,000	3.2	3.6	+ 12.5%	3.3	3.6	+ 9.1%	2.7	3.6	+ 33.3%
$1,000,001 and Above	5.0	4.7	- 6.0%	5.0	4.7	- 6.0%	5.1	4.1	- 19.6%
All Price Ranges	**4.5**	**4.3**	**- 4.4%**	**4.1**	**4.0**	**- 2.4%**	**5.4**	**5.0**	**- 7.4%**
By Bedroom Count	**2-2025**	**2-2026**	**Change**	**2-2025**	**2-2026**	**Change**	**2-2025**	**2-2026**	**Change**
2 Bedrooms or Less	5.0	5.1	+ 2.0%	3.6	4.2	+ 16.7%	6.1	5.5	- 9.8%
3 Bedrooms	3.8	3.6	- 5.3%	3.8	3.5	- 7.9%	4.0	4.0	0.0%
4 Bedrooms or More	4.8	4.3	- 10.4%	4.7	4.3	- 8.5%	5.4	5.9	+ 9.3%
All Bedroom Counts	**4.5**	**4.3**	**- 4.4%**	**4.1**	**4.0**	**- 2.4%**	**5.4**	**5.0**	**- 7.4%**