

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## February 2025

U.S. sales of new single-family homes dropped 10.5% month-over-month and 1.1% year-over-year to a seasonally adjusted annual rate of 657,000 units, according to the U.S. Census Bureau. Economists polled by Reuters had forecast new-home sales to come in at 680,000 units for the month. Sales decreased 20% in the Northeast, 16.7% in the Midwest, and 14.8% in the South, but increased 7.7% in the West. For the 12-month period spanning March 2024 through February 2025, Pending Sales in the Hilton Head Association of REALTORS® region dropped 1.7 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales improved 22.4 percent.

The overall Median Sales Price rose 3.6 percent to \$545,664. The property type with the largest gain was the Single-Family Homes segment, where prices were up 3.7 percent to \$580,916. The price range that tended to sell the quickest was the \$500,001 to \$750,000 range at 45 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 85 days.

Market-wide, inventory levels rose 22.4 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale were up 24.4 percent. That amounts to 3.8 months of inventory for Single-Family Homes and 4.8 months of inventory for Condos.

## Quick Facts

**+ 22.4%**

Price Range with  
Strongest Sales:  
**\$1,000,001 and Above**

**+ 10.0%**

Bedroom Count with  
Strongest Sales:  
**4 Bedrooms or More**

**- 0.8%**

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>



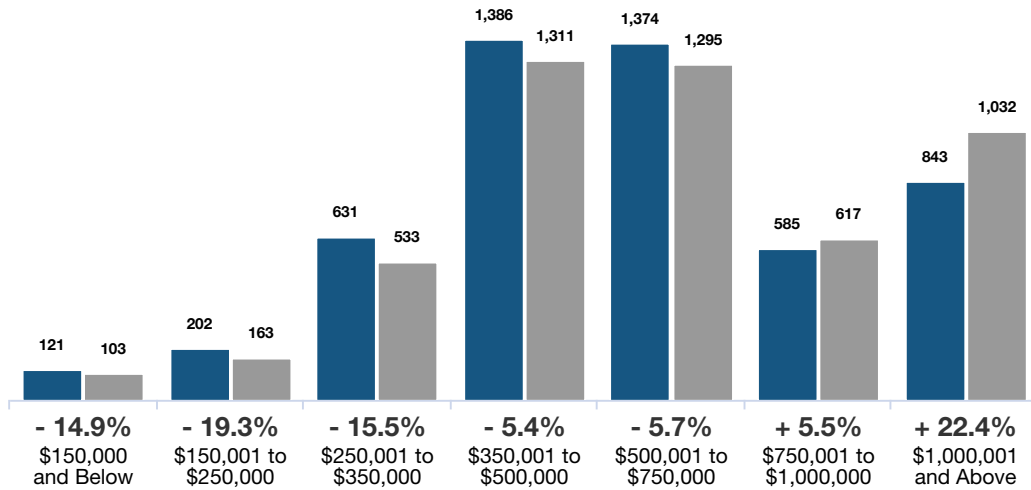
# Pending Sales

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



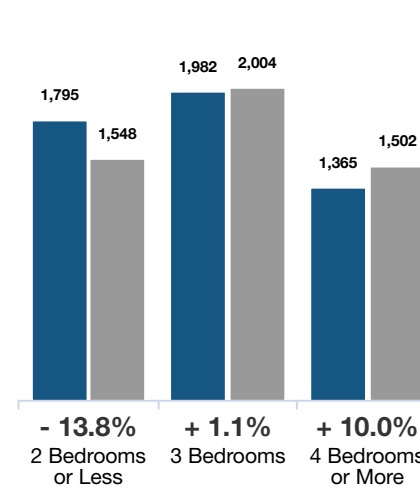
## By Price Range

■ 2-2024 ■ 2-2025



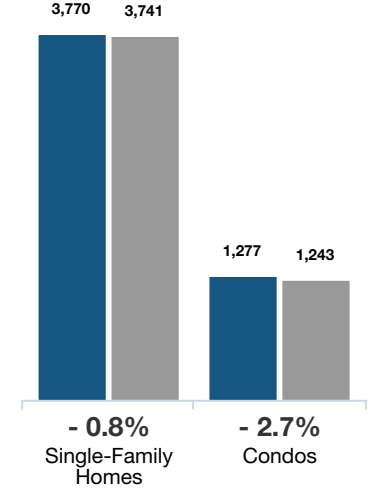
## By Bedroom Count

■ 2-2024 ■ 2-2025



## By Property Type

■ 2-2024 ■ 2-2025



	All Properties			Single-Family Homes			Condos		
By Price Range	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
\$150,000 and Below	121	103	-14.9%	30	30	0.0%	10	6	-40.0%
\$150,001 to \$250,000	202	163	-19.3%	45	50	+11.1%	154	111	-27.9%
\$250,001 to \$350,000	631	533	-15.5%	346	244	-29.5%	285	289	+1.4%
\$350,001 to \$500,000	1,386	1,311	-5.4%	1,101	1,023	-7.1%	283	288	+1.8%
\$500,001 to \$750,000	1,374	1,295	-5.7%	1,036	990	-4.4%	332	305	-8.1%
\$750,001 to \$1,000,000	585	617	+5.5%	439	474	+8.0%	145	142	-2.1%
\$1,000,001 and Above	843	1,032	+22.4%	773	930	+20.3%	68	102	+50.0%
<b>All Price Ranges</b>	<b>5,142</b>	<b>5,054</b>	<b>-1.7%</b>	<b>3,770</b>	<b>3,741</b>	<b>-0.8%</b>	<b>1,277</b>	<b>1,243</b>	<b>-2.7%</b>
By Bedroom Count	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
2 Bedrooms or Less	1,795	1,548	-13.8%	855	730	-14.6%	874	772	-11.7%
3 Bedrooms	1,982	2,004	+1.1%	1,612	1,590	-1.4%	352	392	+11.4%
4 Bedrooms or More	1,365	1,502	+10.0%	1,303	1,421	+9.1%	51	79	+54.9%
<b>All Bedroom Counts</b>	<b>5,142</b>	<b>5,054</b>	<b>-1.7%</b>	<b>3,770</b>	<b>3,741</b>	<b>-0.8%</b>	<b>1,277</b>	<b>1,243</b>	<b>-2.7%</b>

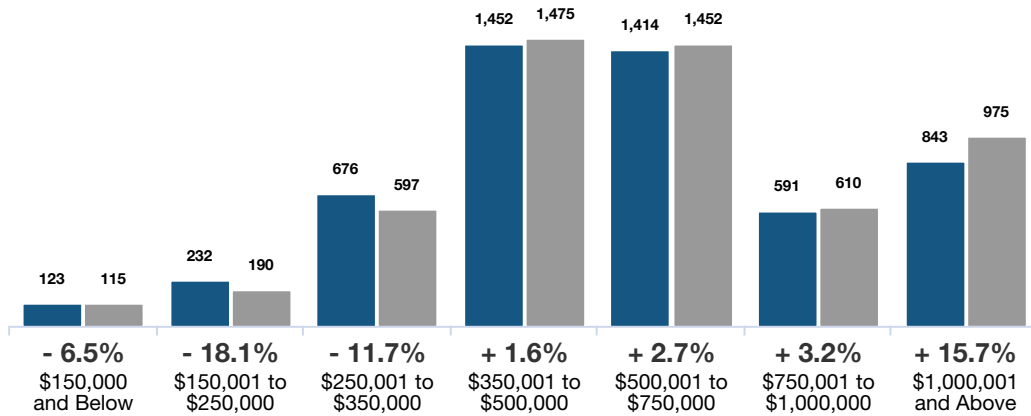
# Closed Sales

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



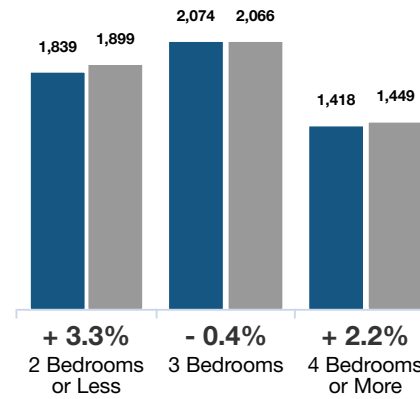
## By Price Range

■ 2-2024 ■ 2-2025



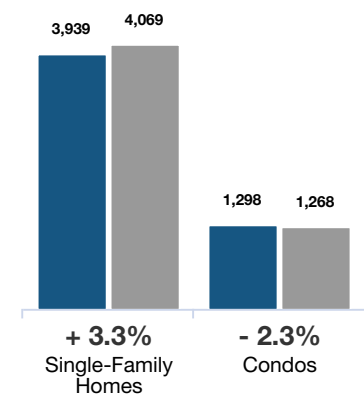
## By Bedroom Count

■ 2-2024 ■ 2-2025



## By Property Type

■ 2-2024 ■ 2-2025



	All Properties			Single-Family Homes			Condos		
By Price Range	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
\$150,000 and Below	123	115	- 6.5%	29	32	+ 10.3%	13	8	- 38.5%
\$150,001 to \$250,000	232	190	- 18.1%	50	50	0.0%	179	139	- 22.3%
\$250,001 to \$350,000	676	597	- 11.7%	381	283	- 25.7%	295	314	+ 6.4%
\$350,001 to \$500,000	1,452	1,475	+ 1.6%	1,182	1,209	+ 2.3%	268	266	- 0.7%
\$500,001 to \$750,000	1,414	1,452	+ 2.7%	1,100	1,137	+ 3.4%	309	314	+ 1.6%
\$750,001 to \$1,000,000	591	610	+ 3.2%	441	483	+ 9.5%	149	127	- 14.8%
\$1,000,001 and Above	843	975	+ 15.7%	756	875	+ 15.7%	85	100	+ 17.6%
<b>All Price Ranges</b>	<b>5,331</b>	<b>5,414</b>	<b>+ 1.6%</b>	<b>3,939</b>	<b>4,069</b>	<b>+ 3.3%</b>	<b>1,298</b>	<b>1,268</b>	<b>- 2.3%</b>
By Bedroom Count	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
2 Bedrooms or Less	1,839	1,899	+ 3.3%	915	1,023	+ 11.8%	860	823	- 4.3%
3 Bedrooms	2,074	2,066	- 0.4%	1,677	1,664	- 0.8%	377	381	+ 1.1%
4 Bedrooms or More	1,418	1,449	+ 2.2%	1,347	1,382	+ 2.6%	61	64	+ 4.9%
<b>All Bedroom Counts</b>	<b>5,331</b>	<b>5,414</b>	<b>+ 1.6%</b>	<b>3,939</b>	<b>4,069</b>	<b>+ 3.3%</b>	<b>1,298</b>	<b>1,268</b>	<b>- 2.3%</b>

# Days On Market Until Sale

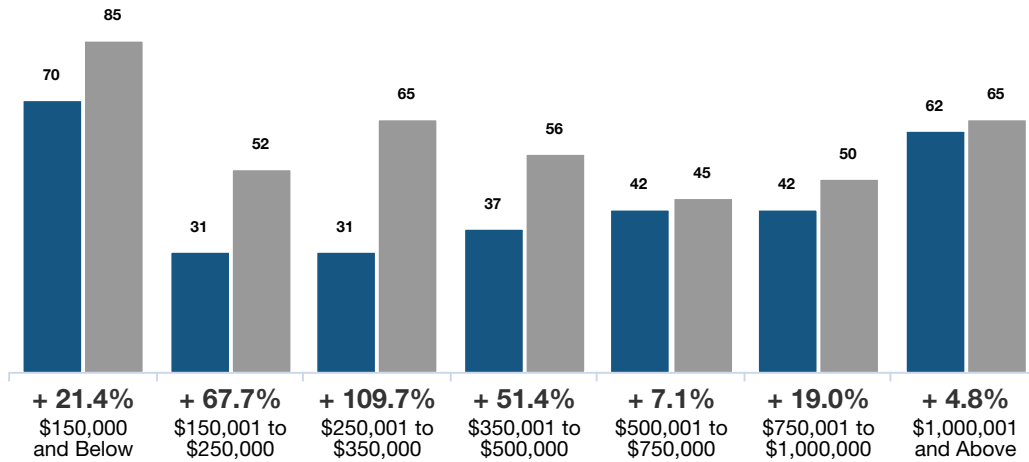
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



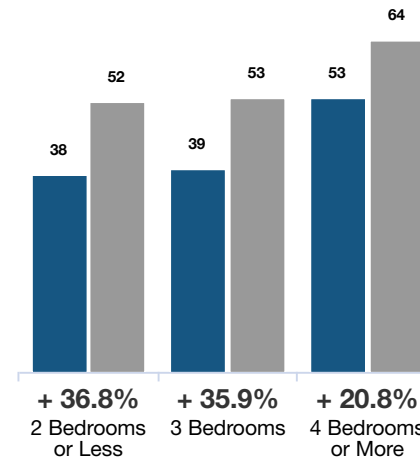
## By Price Range

■ 2-2024 ■ 2-2025



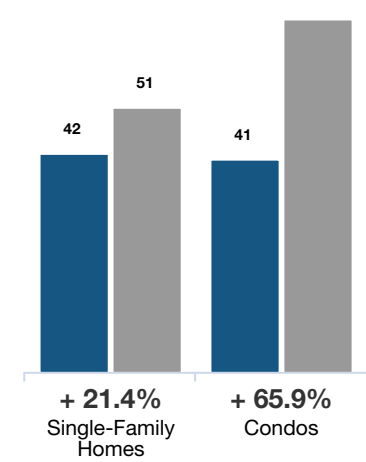
## By Bedroom Count

■ 2-2024 ■ 2-2025



## By Property Type

■ 2-2024 ■ 2-2025



	All Properties			Single-Family Homes			Condos		
By Price Range	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
\$150,000 and Below	70	85	+ 21.4%	46	61	+ 32.6%	111	39	- 64.9%
\$150,001 to \$250,000	31	52	+ 67.7%	40	52	+ 30.0%	28	48	+ 71.4%
\$250,001 to \$350,000	31	65	+ 109.7%	23	48	+ 108.7%	42	81	+ 92.9%
\$350,001 to \$500,000	37	56	+ 51.4%	35	53	+ 51.4%	45	68	+ 51.1%
\$500,001 to \$750,000	42	45	+ 7.1%	43	39	- 9.3%	37	67	+ 81.1%
\$750,001 to \$1,000,000	42	50	+ 19.0%	43	49	+ 14.0%	41	55	+ 34.1%
\$1,000,001 and Above	62	65	+ 4.8%	61	63	+ 3.3%	56	74	+ 32.1%
<b>All Price Ranges</b>	<b>43</b>	<b>55</b>	<b>+ 27.9%</b>	<b>42</b>	<b>51</b>	<b>+ 21.4%</b>	<b>41</b>	<b>68</b>	<b>+ 65.9%</b>
By Bedroom Count	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
2 Bedrooms or Less	38	52	+ 36.8%	32	35	+ 9.4%	42	69	+ 64.3%
3 Bedrooms	39	53	+ 35.9%	39	50	+ 28.2%	39	66	+ 69.2%
4 Bedrooms or More	53	64	+ 20.8%	52	63	+ 21.2%	41	61	+ 48.8%
<b>All Bedroom Counts</b>	<b>43</b>	<b>55</b>	<b>+ 27.9%</b>	<b>42</b>	<b>51</b>	<b>+ 21.4%</b>	<b>41</b>	<b>68</b>	<b>+ 65.9%</b>

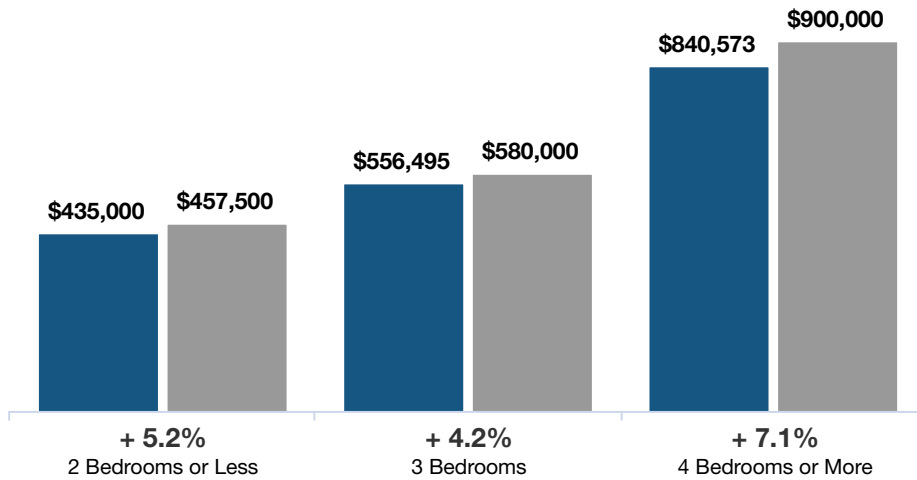
# Median Sales Price

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



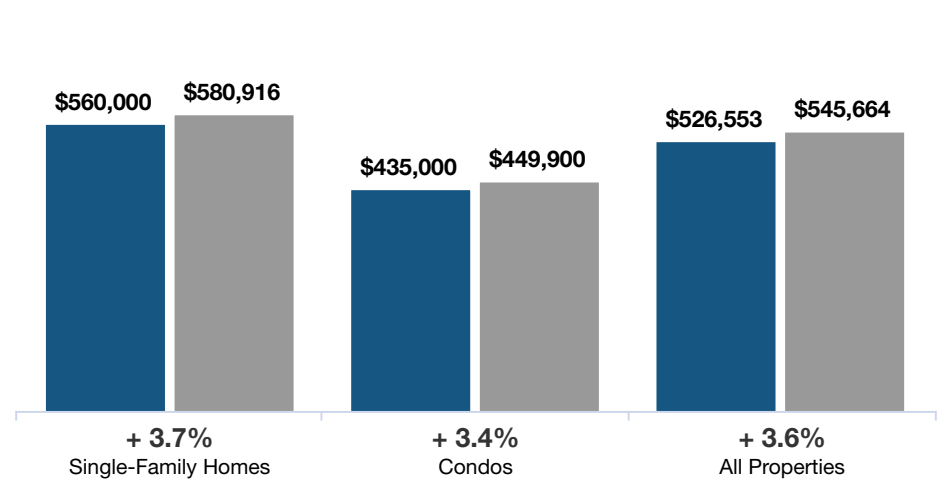
## By Bedroom Count

■ 2-2024 ■ 2-2025



## By Property Type

■ 2-2024 ■ 2-2025



### All Properties

#### By Bedroom Count

	2-2024	2-2025	Change
2 Bedrooms or Less	\$435,000	\$457,500	+ 5.2%
3 Bedrooms	\$556,495	\$580,000	+ 4.2%
4 Bedrooms or More	\$840,573	\$900,000	+ 7.1%
<b>All Bedroom Counts</b>	<b>\$526,553</b>	<b>\$545,664</b>	<b>+ 3.6%</b>

### Single-Family Homes

	2-2024	2-2025	Change
Single-Family Homes	\$465,000	\$480,000	+ 3.2%
Single-Family Homes	\$568,000	\$598,688	+ 5.4%
Single-Family Homes	\$850,000	\$925,000	+ 8.8%
<b>All Single-Family Homes</b>	<b>\$560,000</b>	<b>\$580,916</b>	<b>+ 3.7%</b>

### Condos

	2-2024	2-2025	Change
Condos	\$380,000	\$389,500	+ 2.5%
Condos	\$549,000	\$520,000	- 5.3%
Condos	\$705,000	\$673,905	- 4.4%
<b>All Condos</b>	<b>\$435,000</b>	<b>\$449,900</b>	<b>+ 3.4%</b>

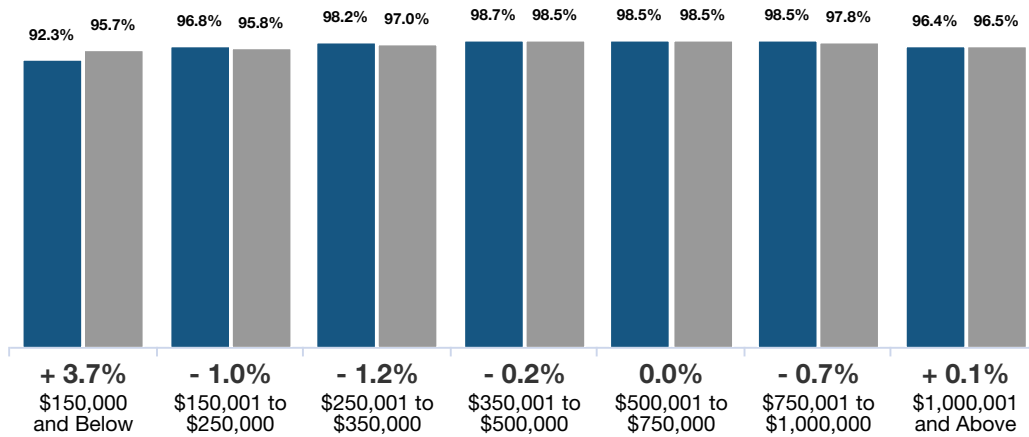
# Percent of List Price Received



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.**

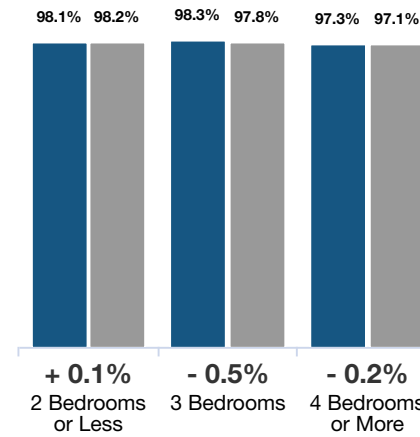
## By Price Range

■ 2-2024 ■ 2-2025



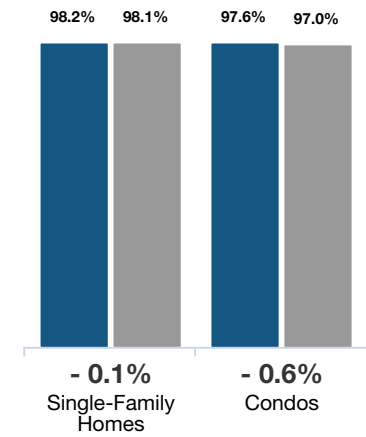
## By Bedroom Count

■ 2-2024 ■ 2-2025



## By Property Type

■ 2-2024 ■ 2-2025



	All Properties			Single-Family Homes			Condos		
By Price Range	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
\$150,000 and Below	92.3%	95.7%	+ 3.7%	93.8%	103.1%	+ 9.9%	90.4%	95.0%	+ 5.1%
\$150,001 to \$250,000	96.8%	95.8%	- 1.0%	94.4%	95.6%	+ 1.3%	97.5%	95.9%	- 1.6%
\$250,001 to \$350,000	98.2%	97.0%	- 1.2%	98.8%	97.3%	- 1.5%	97.4%	96.6%	- 0.8%
\$350,001 to \$500,000	98.7%	98.5%	- 0.2%	98.9%	98.8%	- 0.1%	97.6%	97.2%	- 0.4%
\$500,001 to \$750,000	98.5%	98.5%	0.0%	98.6%	98.9%	+ 0.3%	98.1%	97.3%	- 0.8%
\$750,001 to \$1,000,000	98.5%	97.8%	- 0.7%	98.7%	97.7%	- 1.0%	98.0%	97.8%	- 0.2%
\$1,000,001 and Above	96.4%	96.5%	+ 0.1%	96.4%	96.3%	- 0.1%	97.0%	98.1%	+ 1.1%
<b>All Price Ranges</b>	<b>98.0%</b>	<b>97.7%</b>	<b>- 0.3%</b>	<b>98.2%</b>	<b>98.1%</b>	<b>- 0.1%</b>	<b>97.6%</b>	<b>97.0%</b>	<b>- 0.6%</b>
By Bedroom Count	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
2 Bedrooms or Less	98.1%	98.2%	+ 0.1%	99.1%	99.6%	+ 0.5%	97.4%	96.8%	- 0.6%
3 Bedrooms	98.3%	97.8%	- 0.5%	98.4%	97.9%	- 0.5%	98.2%	97.5%	- 0.7%
4 Bedrooms or More	97.3%	97.1%	- 0.2%	97.3%	97.1%	- 0.2%	97.1%	97.7%	+ 0.6%
<b>All Bedroom Counts</b>	<b>98.0%</b>	<b>97.7%</b>	<b>- 0.3%</b>	<b>98.2%</b>	<b>98.1%</b>	<b>- 0.1%</b>	<b>97.6%</b>	<b>97.0%</b>	<b>- 0.6%</b>

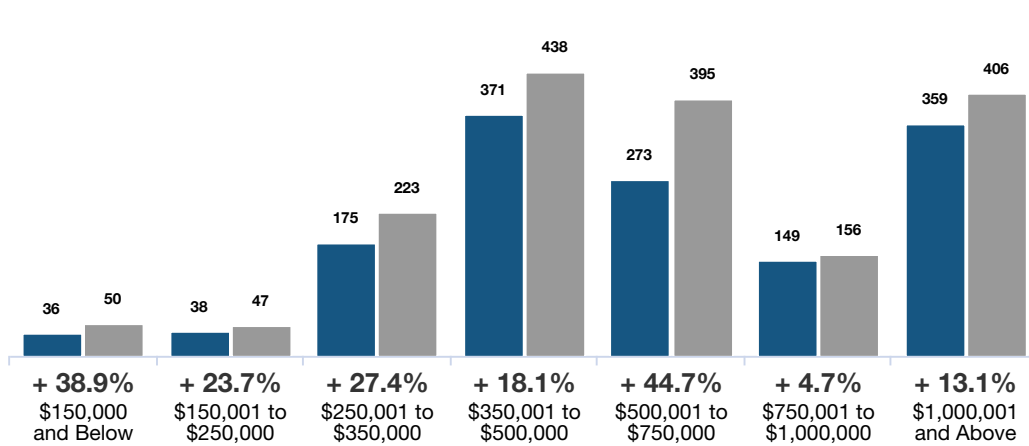
# Inventory of Homes for Sale



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

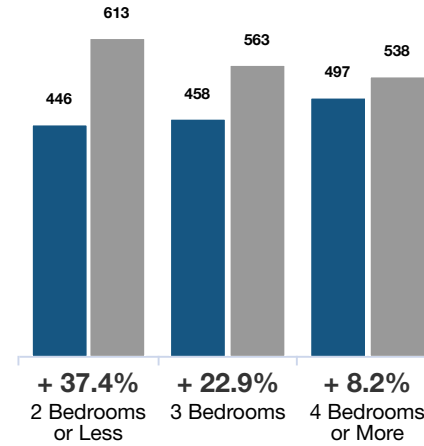
## By Price Range

■ 2-2024 ■ 2-2025



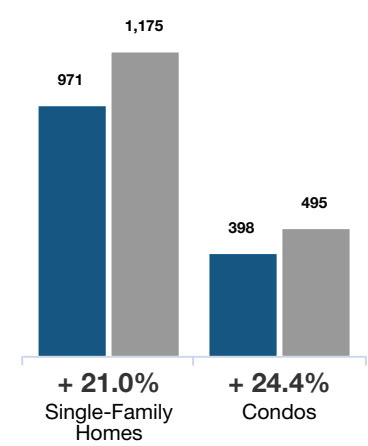
## By Bedroom Count

■ 2-2024 ■ 2-2025



## By Property Type

■ 2-2024 ■ 2-2025



	All Properties			Single-Family Homes			Condos		
By Price Range	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
\$150,000 and Below	36	50	+ 38.9%	7	7	0.0%	3	2	- 33.3%
\$150,001 to \$250,000	38	47	+ 23.7%	14	17	+ 21.4%	19	30	+ 57.9%
\$250,001 to \$350,000	175	223	+ 27.4%	48	63	+ 31.2%	127	160	+ 26.0%
\$350,001 to \$500,000	371	438	+ 18.1%	261	312	+ 19.5%	110	126	+ 14.5%
\$500,001 to \$750,000	273	395	+ 44.7%	192	284	+ 47.9%	81	109	+ 34.6%
\$750,001 to \$1,000,000	149	156	+ 4.7%	118	120	+ 1.7%	30	34	+ 13.3%
\$1,000,001 and Above	359	406	+ 13.1%	331	372	+ 12.4%	28	34	+ 21.4%
<b>All Price Ranges</b>	<b>1,401</b>	<b>1,715</b>	<b>+ 22.4%</b>	<b>971</b>	<b>1,175</b>	<b>+ 21.0%</b>	<b>398</b>	<b>495</b>	<b>+ 24.4%</b>
By Bedroom Count	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
2 Bedrooms or Less	446	613	+ 37.4%	140	214	+ 52.9%	286	361	+ 26.2%
3 Bedrooms	458	563	+ 22.9%	352	452	+ 28.4%	96	108	+ 12.5%
4 Bedrooms or More	497	538	+ 8.2%	479	508	+ 6.1%	16	26	+ 62.5%
<b>All Bedroom Counts</b>	<b>1,401</b>	<b>1,715</b>	<b>+ 22.4%</b>	<b>971</b>	<b>1,175</b>	<b>+ 21.0%</b>	<b>398</b>	<b>495</b>	<b>+ 24.4%</b>

# Months Supply of Inventory

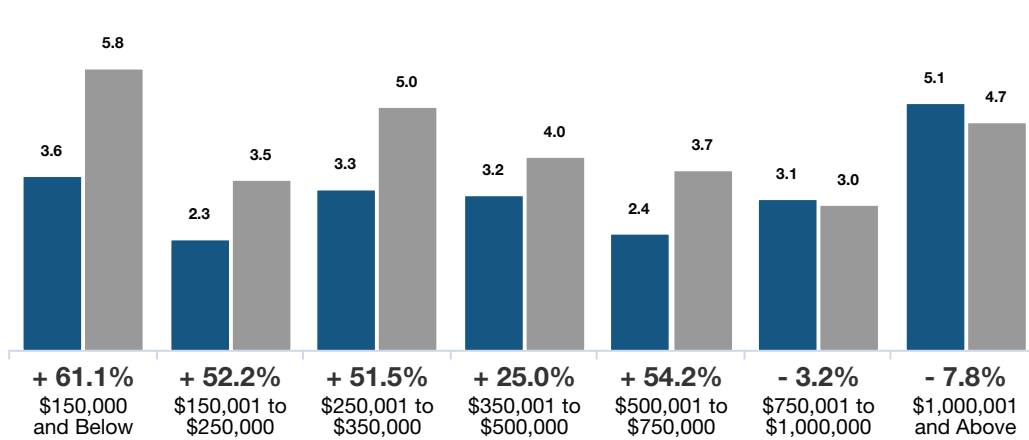


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

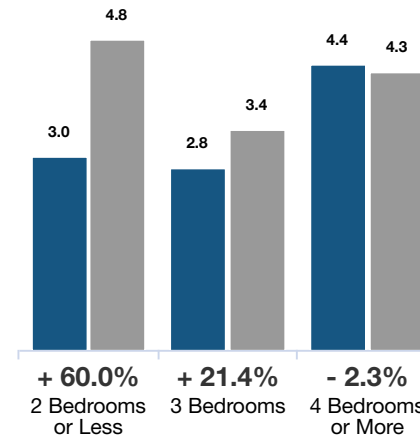
## By Price Range

■ 2-2024 ■ 2-2025



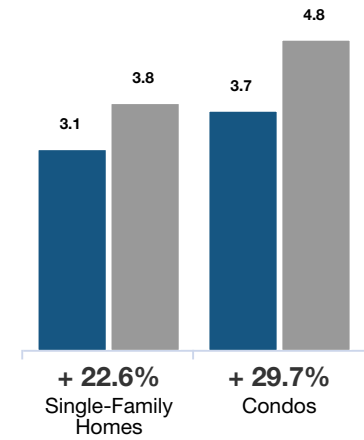
## By Bedroom Count

■ 2-2024 ■ 2-2025



## By Property Type

■ 2-2024 ■ 2-2025



### All Properties

By Price Range	2-2024	2-2025	Change
\$150,000 and Below	3.6	5.8	+ 61.1%
\$150,001 to \$250,000	2.3	3.5	+ 52.2%
\$250,001 to \$350,000	3.3	5.0	+ 51.5%
\$350,001 to \$500,000	3.2	4.0	+ 25.0%
\$500,001 to \$750,000	2.4	3.7	+ 54.2%
\$750,001 to \$1,000,000	3.1	3.0	- 3.2%
\$1,000,001 and Above	5.1	4.7	- 7.8%
<b>All Price Ranges</b>	<b>3.3</b>	<b>4.1</b>	<b>+ 24.2%</b>

### Single-Family Homes

	2-2024	2-2025	Change
	2.6	2.8	+ 7.7%
	3.4	4.1	+ 20.6%
	1.7	3.1	+ 82.4%
	2.8	3.7	+ 32.1%
	2.2	3.4	+ 54.5%
	3.2	3.0	- 6.2%
	5.1	4.8	- 5.9%
<b>All Single-Family Homes</b>	<b>3.1</b>	<b>3.8</b>	<b>+ 22.6%</b>

### Condos

	2-2024	2-2025	Change
	1.8	1.7	- 5.6%
	1.5	3.2	+ 113.3%
	5.3	6.6	+ 24.5%
	4.7	5.2	+ 10.6%
	2.9	4.3	+ 48.3%
	2.5	2.9	+ 16.0%
	4.9	4.0	- 18.4%
<b>All Condos</b>	<b>3.7</b>	<b>4.8</b>	<b>+ 29.7%</b>

### By Bedroom Count

	2-2024	2-2025	Change
2 Bedrooms or Less	3.0	4.8	+ 60.0%
3 Bedrooms	2.8	3.4	+ 21.4%
4 Bedrooms or More	4.4	4.3	- 2.3%
<b>All Bedroom Counts</b>	<b>3.3</b>	<b>4.1</b>	<b>+ 24.2%</b>

### Single-Family Homes

	2-2024	2-2025	Change
	2.0	3.5	+ 75.0%
	2.6	3.4	+ 30.8%
	4.4	4.3	- 2.3%
<b>All Single-Family Homes</b>	<b>3.1</b>	<b>3.8</b>	<b>+ 22.6%</b>

### Condos

	2-2024	2-2025	Change
	3.9	5.6	+ 43.6%
	3.3	3.3	0.0%
	3.5	3.9	+ 11.4%
<b>All Condos</b>	<b>3.7</b>	<b>4.8</b>	<b>+ 29.7%</b>