Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA 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 Hilton Head Association of REALTORS region increased 1.5 percent overall. The price range with the largest pending sales gain was the $1,000,001 and Above range, where sales increased 10.1 percent.

The overall Median Sales Price fell 0.9 percent to $545,000. The property type with the smallest loss was the Single-Family Homes segment, where prices were down 0.2 percent to $599,000. The price range that tended to sell the quickest was the $750,001 to $1,000,000 range at 113 days. The price range that tended to sell the slowest was the $150,000 and Below range at 179 days.

Market-wide, inventory levels decreased 6.5 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale were up 1.2 percent. That amounts to 3.9 months of inventory for Single-Family Homes and 5.9 months of inventory for Condos.

Quick Facts

+ 10.1%	+ 13.1%	+ 3.0%
Price Range with Strongest Sales: **$1,000,001 and Above**	Bedroom Count with Strongest Sales: **4 Bedrooms or More**	Property Type With Strongest Sales: **Single-Family Homes**

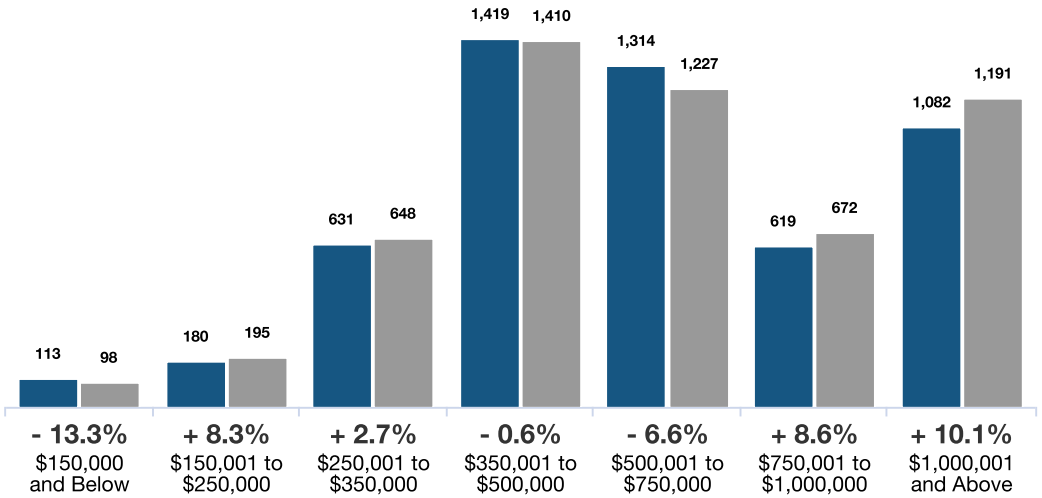
Pending Sales	2
Closed Sales	3
Days On Market Until Sale	4
Median Sales Price	5
Percent of List Price Received	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8

Current as of October 10, 2026. Data © 2026 REsides, INC. All Rights Reserved. | Sponsored by South Carolina REALTORS®. | Report © 2026 ShowingTime Plus, LLC.

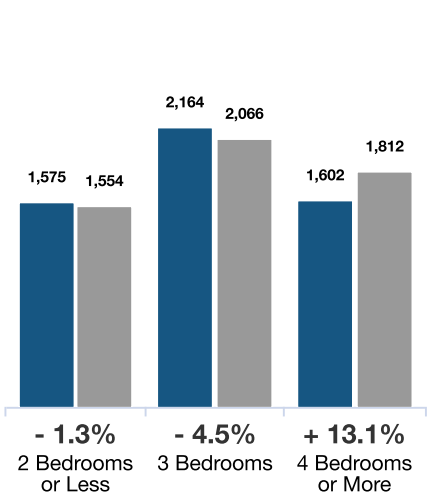
Pending Sales

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

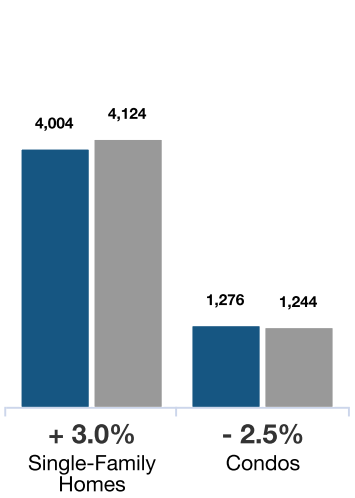
By Price Range



By Bedroom Count



By Property Type

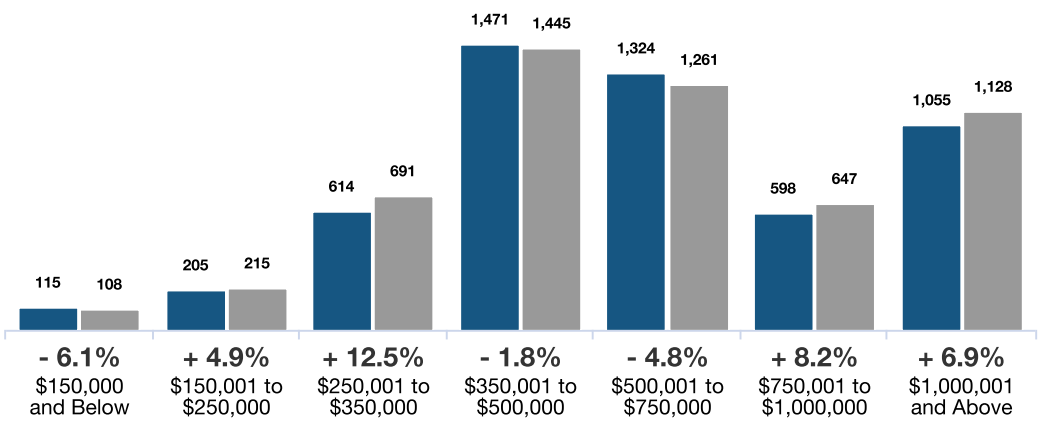


	All Properties			Single-Family Homes			Condos		
By Price Range	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
$150,000 and Below	113	98	- 13.3%	28	16	- 42.9%	13	18	+ 38.5%
$150,001 to $250,000	180	195	+ 8.3%	58	36	- 37.9%	119	158	+ 32.8%
$250,001 to $350,000	631	648	+ 2.7%	321	358	+ 11.5%	310	289	- 6.8%
$350,001 to $500,000	1,419	1,410	- 0.6%	1,134	1,146	+ 1.1%	284	263	- 7.4%
$500,001 to $750,000	1,314	1,227	- 6.6%	1,003	953	- 5.0%	310	273	- 11.9%
$750,001 to $1,000,000	619	672	+ 8.6%	487	535	+ 9.9%	131	132	+ 0.8%
$1,000,001 and Above	1,082	1,191	+ 10.1%	973	1,080	+ 11.0%	109	111	+ 1.8%
All Price Ranges	**5,358**	**5,441**	**+ 1.5%**	**4,004**	**4,124**	**+ 3.0%**	**1,276**	**1,244**	**- 2.5%**
By Bedroom Count	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
2 Bedrooms or Less	1,575	1,554	- 1.3%	710	668	- 5.9%	816	837	+ 2.6%
3 Bedrooms	2,164	2,066	- 4.5%	1,769	1,705	- 3.6%	369	343	- 7.0%
4 Bedrooms or More	1,602	1,812	+ 13.1%	1,519	1,742	+ 14.7%	81	64	- 21.0%
All Bedroom Counts	**5,358**	**5,441**	**+ 1.5%**	**4,004**	**4,124**	**+ 3.0%**	**1,276**	**1,244**	**- 2.5%**

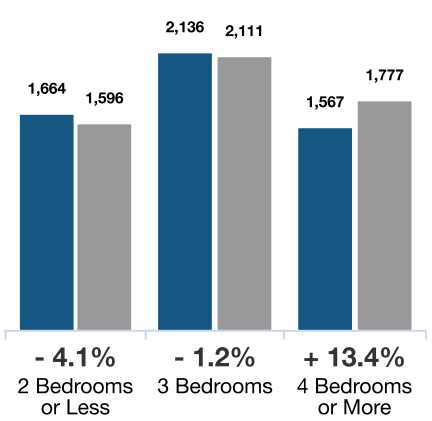
Closed Sales

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

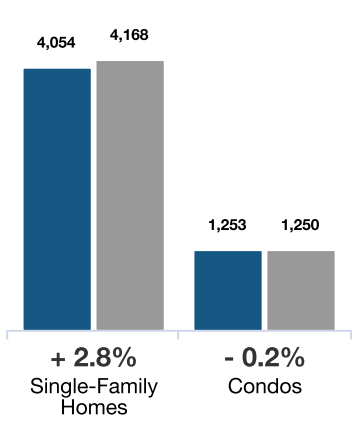
By Price Range



By Bedroom Count



By Property Type



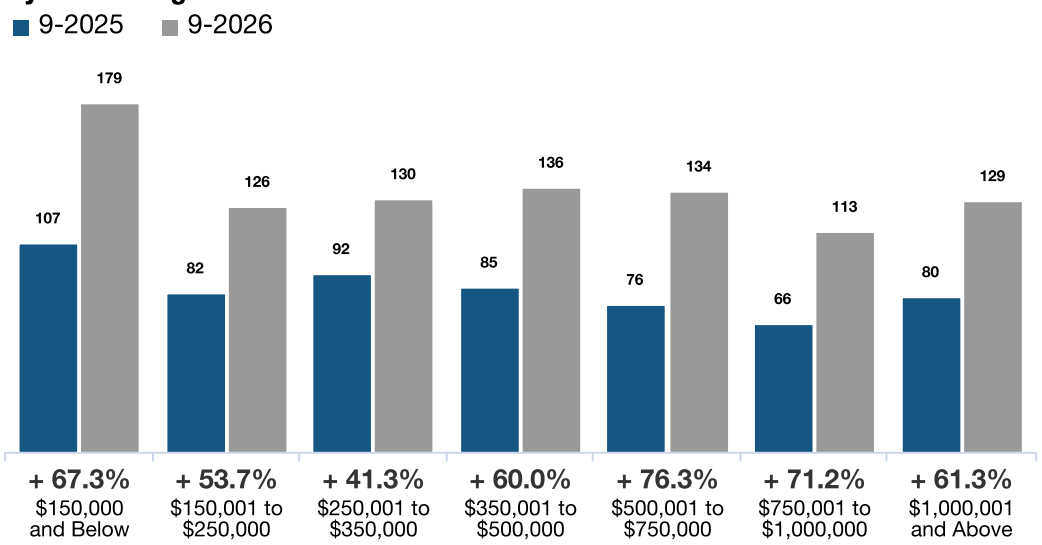
	All Properties			Single-Family Homes			Condos		
By Price Range	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
$150,000 and Below	115	108	- 6.1%	30	18	- 40.0%	15	19	+ 26.7%
$150,001 to $250,000	205	215	+ 4.9%	62	32	- 48.4%	141	183	+ 29.8%
$250,001 to $350,000	614	691	+ 12.5%	311	410	+ 31.8%	303	280	- 7.6%
$350,001 to $500,000	1,471	1,445	- 1.8%	1,202	1,185	- 1.4%	268	259	- 3.4%
$500,001 to $750,000	1,324	1,261	- 4.8%	1,019	989	- 2.9%	304	271	- 10.9%
$750,001 to $1,000,000	598	647	+ 8.2%	483	513	+ 6.2%	114	131	+ 14.9%
$1,000,001 and Above	1,055	1,128	+ 6.9%	947	1,021	+ 7.8%	108	107	- 0.9%
All Price Ranges	**5,382**	**5,495**	**+ 2.1%**	**4,054**	**4,168**	**+ 2.8%**	**1,253**	**1,250**	**- 0.2%**
By Bedroom Count	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
2 Bedrooms or Less	1,664	1,596	- 4.1%	821	709	- 13.6%	796	835	+ 4.9%
3 Bedrooms	2,136	2,111	- 1.2%	1,750	1,739	- 0.6%	361	352	- 2.5%
4 Bedrooms or More	1,567	1,777	+ 13.4%	1,479	1,710	+ 15.6%	86	62	- 27.9%
All Bedroom Counts	**5,382**	**5,495**	**+ 2.1%**	**4,054**	**4,168**	**+ 2.8%**	**1,253**	**1,250**	**- 0.2%**

Days On Market Until Sale

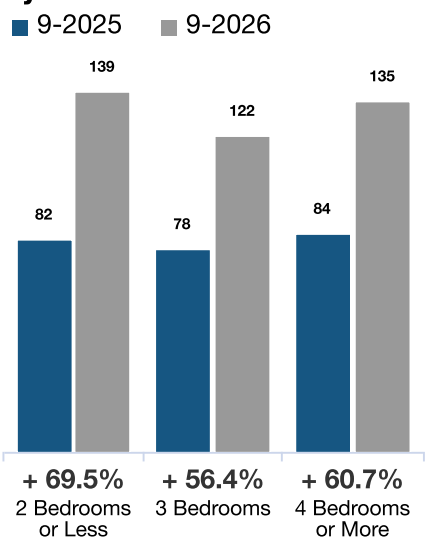
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

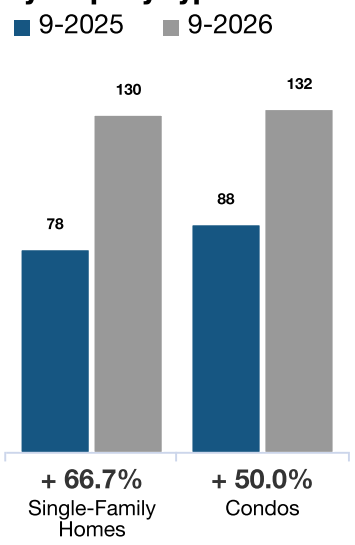
By Price Range



By Bedroom Count



By Property Type

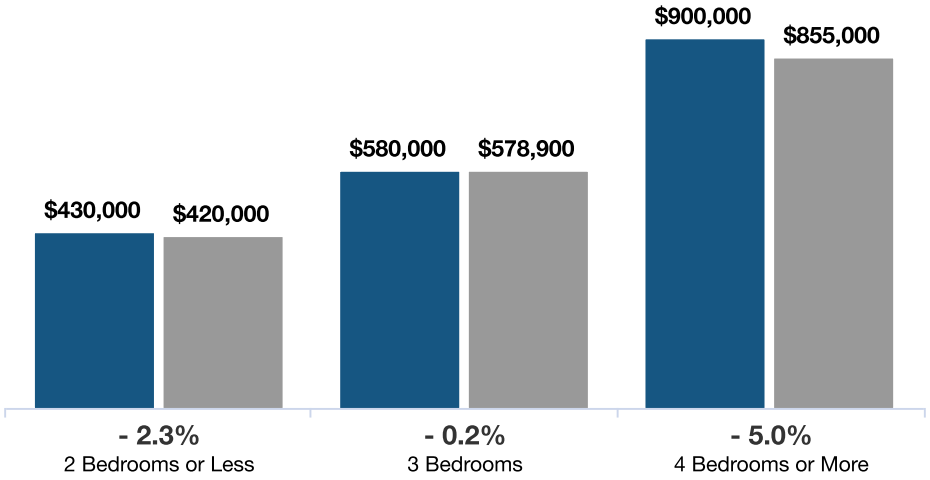


	All Properties			Single-Family Homes			Condos		
By Price Range	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
$150,000 and Below	107	179	+ 67.3%	85	187	+ 120.0%	45	101	+ 124.4%
$150,001 to $250,000	82	126	+ 53.7%	79	99	+ 25.3%	79	130	+ 64.6%
$250,001 to $350,000	92	130	+ 41.3%	81	119	+ 46.9%	103	146	+ 41.7%
$350,001 to $500,000	85	136	+ 60.0%	83	134	+ 61.4%	96	144	+ 50.0%
$500,001 to $750,000	76	134	+ 76.3%	72	133	+ 84.7%	89	137	+ 53.9%
$750,001 to $1,000,000	66	113	+ 71.2%	66	118	+ 78.8%	66	93	+ 40.9%
$1,000,001 and Above	80	129	+ 61.3%	82	131	+ 59.8%	67	105	+ 56.7%
All Price Ranges	**81**	**131**	**+ 61.7%**	**78**	**130**	**+ 66.7%**	**88**	**132**	**+ 50.0%**
By Bedroom Count	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
2 Bedrooms or Less	82	139	+ 69.5%	66	138	+ 109.1%	94	134	+ 42.6%
3 Bedrooms	78	122	+ 56.4%	78	120	+ 53.8%	78	130	+ 66.7%
4 Bedrooms or More	84	135	+ 60.7%	84	136	+ 61.9%	75	118	+ 57.3%
All Bedroom Counts	**81**	**131**	**+ 61.7%**	**78**	**130**	**+ 66.7%**	**88**	**132**	**+ 50.0%**

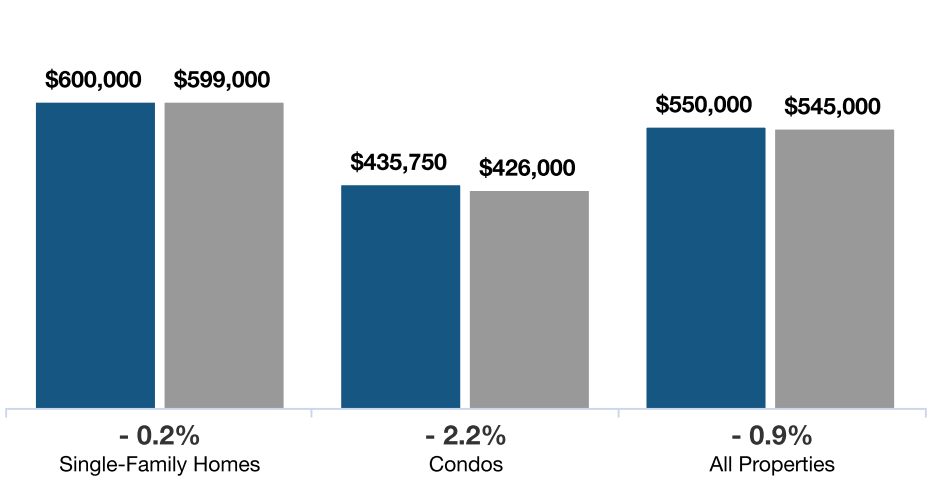
Median Sales Price

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

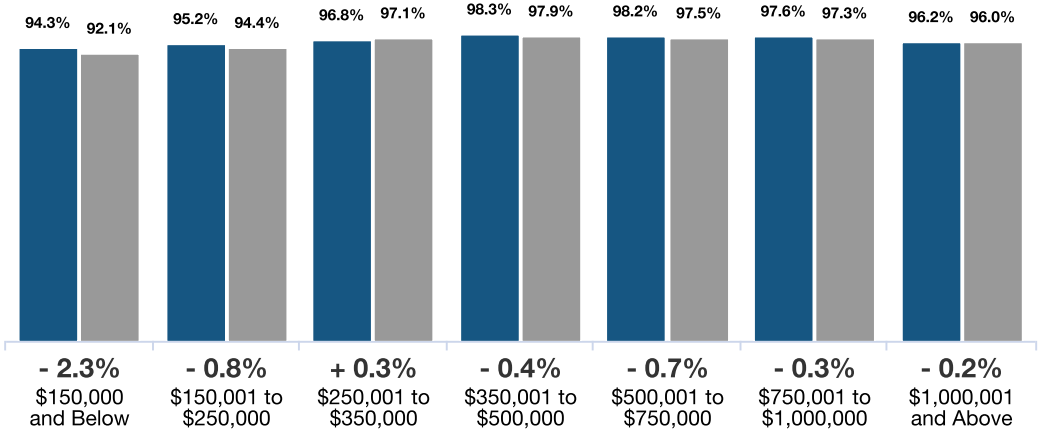


By Bedroom Count	All Properties			Single-Family Homes			Condos		
	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026	Change
2 Bedrooms or Less	$430,000	$420,000	- 2.3%	$468,218	$460,000	- 1.8%	$380,000	$369,000	- 2.9%
3 Bedrooms	$580,000	$578,900	- 0.2%	$595,000	$589,900	- 0.9%	$525,000	$550,000	+ 4.8%
4 Bedrooms or More	$900,000	$855,000	- 5.0%	$927,000	$865,000	- 6.7%	$731,144	$831,500	+ 13.7%
All Bedroom Counts	**$550,000**	**$545,000**	**- 0.9%**	**$600,000**	**$599,000**	**- 0.2%**	**$435,750**	**$426,000**	**- 2.2%**

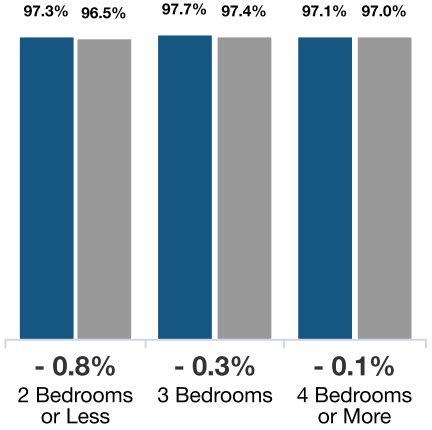
Percent of List Price Received

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.**

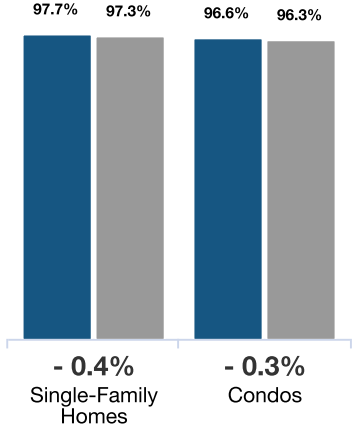
By Price Range



By Bedroom Count



By Property Type

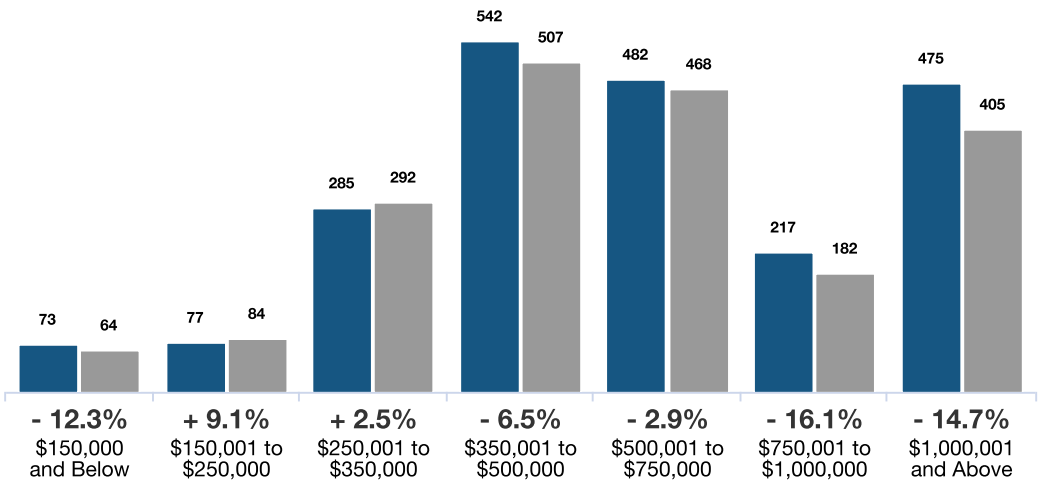


	All Properties			Single-Family Homes			Condos		
By Price Range	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
$150,000 and Below	94.3%	92.1%	- 2.3%	101.9%	94.0%	- 7.8%	88.5%	90.1%	+ 1.8%
$150,001 to $250,000	95.2%	94.4%	- 0.8%	95.3%	94.7%	- 0.6%	95.1%	94.3%	- 0.8%
$250,001 to $350,000	96.8%	97.1%	+ 0.3%	97.4%	97.5%	+ 0.1%	96.2%	96.5%	+ 0.3%
$350,001 to $500,000	98.3%	97.9%	- 0.4%	98.5%	98.2%	- 0.3%	97.2%	96.8%	- 0.4%
$500,001 to $750,000	98.2%	97.5%	- 0.7%	98.5%	97.7%	- 0.8%	97.0%	96.9%	- 0.1%
$750,001 to $1,000,000	97.6%	97.3%	- 0.3%	97.5%	97.2%	- 0.3%	97.7%	97.5%	- 0.2%
$1,000,001 and Above	96.2%	96.0%	- 0.2%	96.1%	96.0%	- 0.1%	97.0%	96.4%	- 0.6%
All Price Ranges	**97.4%**	**97.0%**	**- 0.4%**	**97.7%**	**97.3%**	**- 0.4%**	**96.6%**	**96.3%**	**- 0.3%**
By Bedroom Count	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
2 Bedrooms or Less	97.3%	96.5%	- 0.8%	98.9%	97.6%	- 1.3%	96.1%	96.0%	- 0.1%
3 Bedrooms	97.7%	97.4%	- 0.3%	97.7%	97.5%	- 0.2%	97.4%	97.1%	- 0.3%
4 Bedrooms or More	97.1%	97.0%	- 0.1%	97.1%	97.0%	- 0.1%	97.7%	96.4%	- 1.3%
All Bedroom Counts	**97.4%**	**97.0%**	**- 0.4%**	**97.7%**	**97.3%**	**- 0.4%**	**96.6%**	**96.3%**	**- 0.3%**

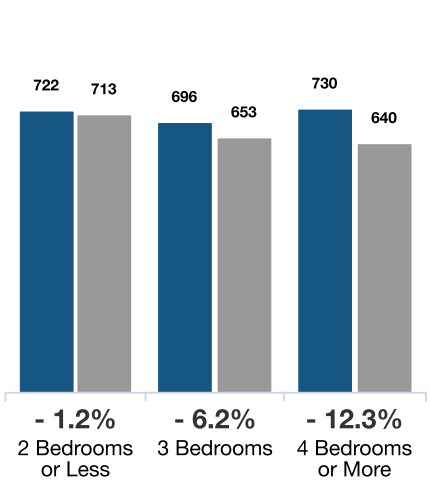
Inventory of Homes for Sale

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

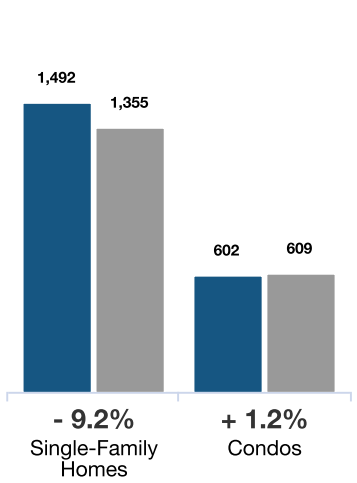
By Price Range



By Bedroom Count



By Property Type

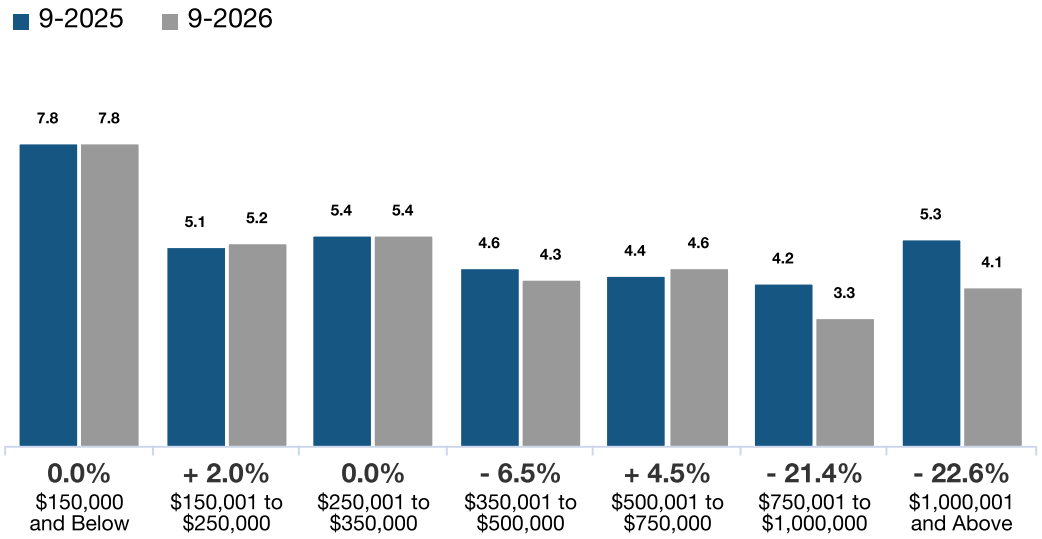


	All Properties			Single-Family Homes			Condos		
By Price Range	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
$150,000 and Below	73	64	- 12.3%	9	12	+ 33.3%	8	8	0.0%
$150,001 to $250,000	77	84	+ 9.1%	14	20	+ 42.9%	63	63	0.0%
$250,001 to $350,000	285	292	+ 2.5%	108	122	+ 13.0%	176	168	- 4.5%
$350,001 to $500,000	542	507	- 6.5%	399	360	- 9.8%	143	146	+ 2.1%
$500,001 to $750,000	482	468	- 2.9%	347	339	- 2.3%	134	129	- 3.7%
$750,001 to $1,000,000	217	182	- 16.1%	181	143	- 21.0%	34	37	+ 8.8%
$1,000,001 and Above	475	405	- 14.7%	432	353	- 18.3%	43	52	+ 20.9%
All Price Ranges	**2,154**	**2,015**	**- 6.5%**	**1,492**	**1,355**	**- 9.2%**	**602**	**609**	**+ 1.2%**
By Bedroom Count	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
2 Bedrooms or Less	722	713	- 1.2%	245	251	+ 2.4%	426	425	- 0.2%
3 Bedrooms	696	653	- 6.2%	551	508	- 7.8%	139	133	- 4.3%
4 Bedrooms or More	730	640	- 12.3%	690	589	- 14.6%	37	50	+ 35.1%
All Bedroom Counts	**2,154**	**2,015**	**- 6.5%**	**1,492**	**1,355**	**- 9.2%**	**602**	**609**	**+ 1.2%**

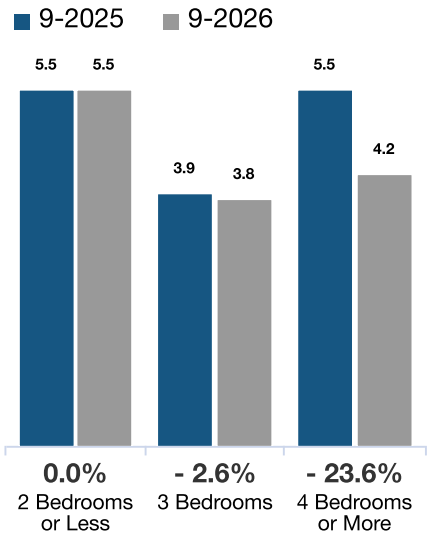
Months Supply of Inventory

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.**

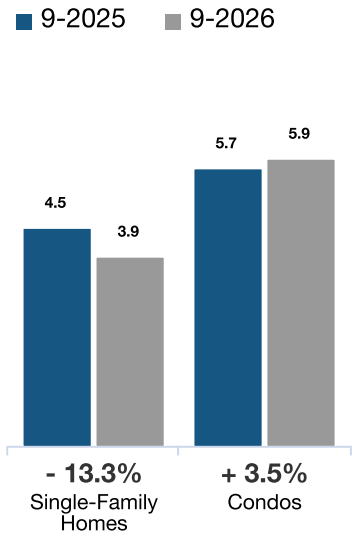
By Price Range



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	7.8	7.8	0.0%	3.9	6.0	+ 53.8%	3.7	4.0	+ 8.1%
$150,001 to $250,000	5.1	5.2	+ 2.0%	2.9	6.1	+ 110.3%	6.4	4.8	- 25.0%
$250,001 to $350,000	5.4	5.4	0.0%	4.0	4.1	+ 2.5%	6.8	7.0	+ 2.9%
$350,001 to $500,000	4.6	4.3	- 6.5%	4.2	3.8	- 9.5%	6.0	6.7	+ 11.7%
$500,001 to $750,000	4.4	4.6	+ 4.5%	4.2	4.3	+ 2.4%	5.2	5.7	+ 9.6%
$750,001 to $1,000,000	4.2	3.3	- 21.4%	4.5	3.2	- 28.9%	3.1	3.4	+ 9.7%
$1,000,001 and Above	5.3	4.1	- 22.6%	5.3	3.9	- 26.4%	4.7	5.6	+ 19.1%
All Price Ranges	**4.8**	**4.4**	**- 8.3%**	**4.5**	**3.9**	**- 13.3%**	**5.7**	**5.9**	**+ 3.5%**
By Bedroom Count	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
2 Bedrooms or Less	5.5	5.5	0.0%	4.1	4.5	+ 9.8%	6.3	6.1	- 3.2%
3 Bedrooms	3.9	3.8	- 2.6%	3.7	3.6	- 2.7%	4.5	4.7	+ 4.4%
4 Bedrooms or More	5.5	4.2	- 23.6%	5.5	4.1	- 25.5%	5.5	9.4	+ 70.9%
All Bedroom Counts	**4.8**	**4.4**	**- 8.3%**	**4.5**	**3.9**	**- 13.3%**	**5.7**	**5.9**	**+ 3.5%**