Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®

July 2026

Nationally, pending home sales decreased 5.4% month-over-month and 0.3% year-over-year, according to the National Association of REALTORS®, as elevated mortgage rates and record-high home prices affected buyer activity. Contract signings declined in all four regions month-over-month. Year-over-year, pending home sales rose in the Northeast and Midwest but fell in the South and West. For the 12-month period spanning August 2025 through July 2026, Pending Sales in the Hilton Head Association of REALTORS region improved 7.3 percent overall. The price range with the largest pending sales gain was the $750,001 to $1,000,000 range, where sales increased 14.9 percent.

The overall Median Sales Price softened 0.3 percent to $548,580. The property type with the largest gain was the Single-Family Homes segment, where prices increased 0.9 percent to $600,000. The price range that tended to sell the quickest was the $750,001 to $1,000,000 range at 112 days. The price range that tended to sell the slowest was the $150,000 and Below range at 175 days.

Market-wide, inventory levels fell 3.4 percent. The property type with the smallest loss was the Condos segment, where the number of properties for sale were down 1.7 percent. That amounts to 4.1 months of inventory for Single-Family Homes and 5.6 months of inventory for Condos.

Quick Facts

+ 14.9%	+ 19.0%	+ 9.6%
Price Range with Strongest Sales: **$750,001 to $1,000,000**	Bedroom Count with Strongest Sales: **4 Bedrooms or More**	Property Type With Strongest Sales: **Single-Family Homes**

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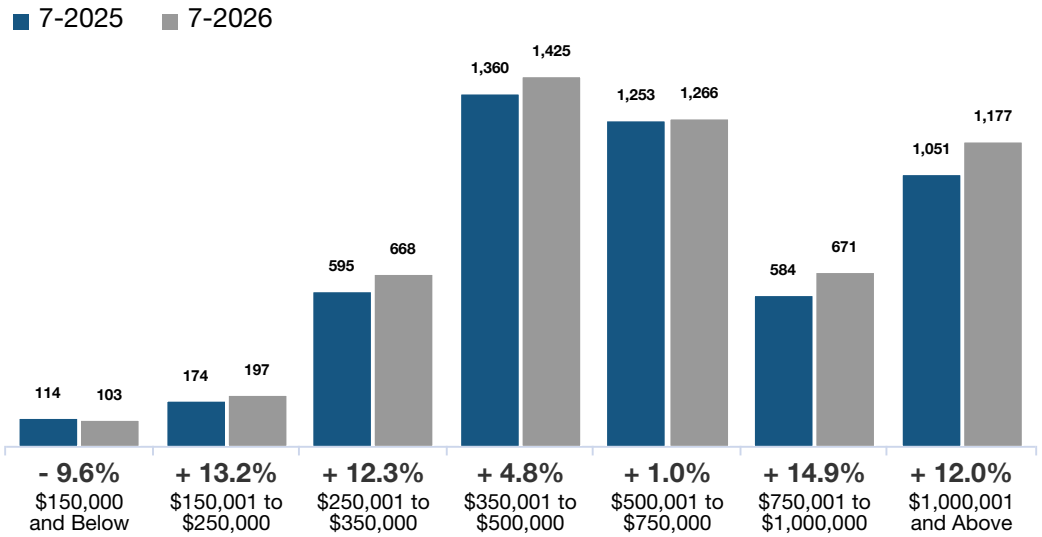
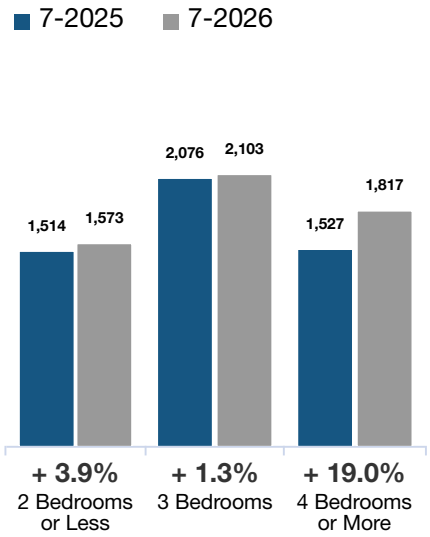
Pending Sales

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

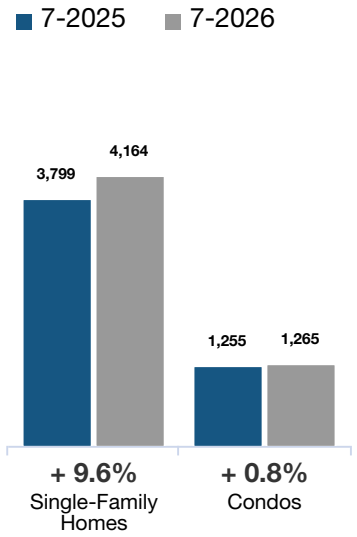
By Price Range



By Bedroom Count



By Property Type

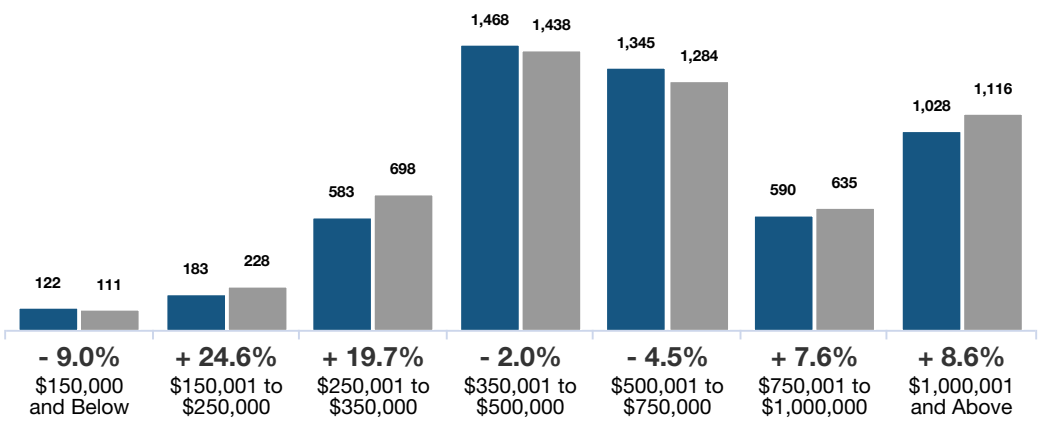


	All Properties			Single-Family Homes			Condos		
By Price Range	**7-2025**	**7-2026**	**Change**	**7-2025**	**7-2026**	**Change**	**7-2025**	**7-2026**	**Change**
$150,000 and Below	114	103	- 9.6%	28	18	- 35.7%	14	14	0.0%
$150,001 to $250,000	174	197	+ 13.2%	57	39	- 31.6%	115	156	+ 35.7%
$250,001 to $350,000	595	668	+ 12.3%	295	370	+ 25.4%	300	297	- 1.0%
$350,001 to $500,000	1,360	1,425	+ 4.8%	1,073	1,154	+ 7.5%	286	271	- 5.2%
$500,001 to $750,000	1,253	1,266	+ 1.0%	939	989	+ 5.3%	313	276	- 11.8%
$750,001 to $1,000,000	584	671	+ 14.9%	458	534	+ 16.6%	125	134	+ 7.2%
$1,000,001 and Above	1,051	1,177	+ 12.0%	949	1,060	+ 11.7%	102	117	+ 14.7%
All Price Ranges	**5,131**	**5,507**	**+ 7.3%**	**3,799**	**4,164**	**+ 9.6%**	**1,255**	**1,265**	**+ 0.8%**
By Bedroom Count	**7-2025**	**7-2026**	**Change**	**7-2025**	**7-2026**	**Change**	**7-2025**	**7-2026**	**Change**
2 Bedrooms or Less	1,514	1,573	+ 3.9%	668	676	+ 1.2%	795	845	+ 6.3%
3 Bedrooms	2,076	2,103	+ 1.3%	1,685	1,726	+ 2.4%	368	355	- 3.5%
4 Bedrooms or More	1,527	1,817	+ 19.0%	1,443	1,749	+ 21.2%	82	64	- 22.0%
All Bedroom Counts	**5,131**	**5,507**	**+ 7.3%**	**3,799**	**4,164**	**+ 9.6%**	**1,255**	**1,265**	**+ 0.8%**

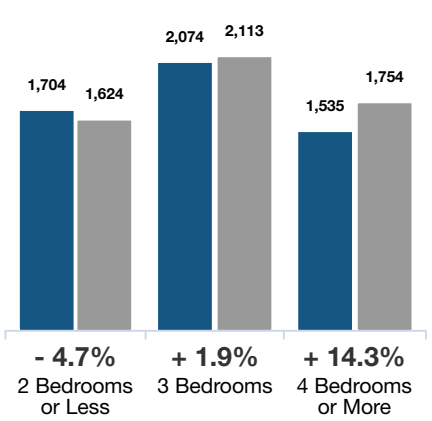
Closed Sales

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

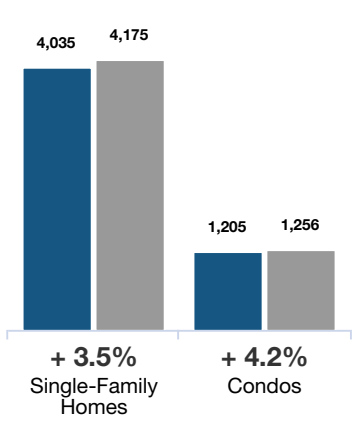
By Price Range



By Bedroom Count



By Property Type



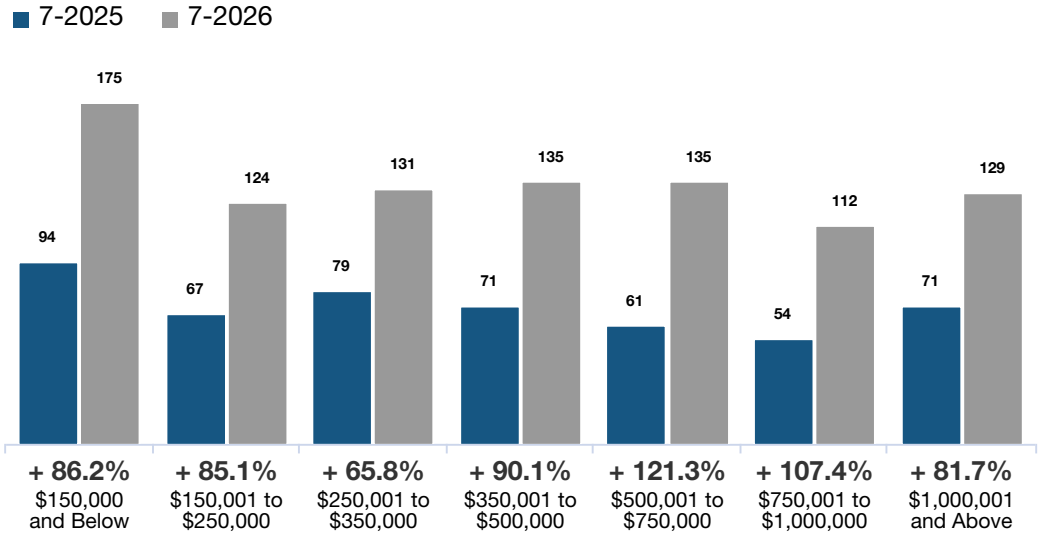
	All Properties			Single-Family Homes			Condos		
By Price Range	**7-2025**	**7-2026**	**Change**	**7-2025**	**7-2026**	**Change**	**7-2025**	**7-2026**	**Change**
$150,000 and Below	122	111	- 9.0%	32	21	- 34.4%	14	18	+ 28.6%
$150,001 to $250,000	183	228	+ 24.6%	50	45	- 10.0%	132	182	+ 37.9%
$250,001 to $350,000	583	698	+ 19.7%	297	402	+ 35.4%	286	295	+ 3.1%
$350,001 to $500,000	1,468	1,438	- 2.0%	1,202	1,176	- 2.2%	266	261	- 1.9%
$500,001 to $750,000	1,345	1,284	- 4.5%	1,056	1,006	- 4.7%	288	277	- 3.8%
$750,001 to $1,000,000	590	635	+ 7.6%	473	509	+ 7.6%	116	123	+ 6.0%
$1,000,001 and Above	1,028	1,116	+ 8.6%	925	1,016	+ 9.8%	103	100	- 2.9%
All Price Ranges	**5,319**	**5,510**	**+ 3.6%**	**4,035**	**4,175**	**+ 3.5%**	**1,205**	**1,256**	**+ 4.2%**
By Bedroom Count	**7-2025**	**7-2026**	**Change**	**7-2025**	**7-2026**	**Change**	**7-2025**	**7-2026**	**Change**
2 Bedrooms or Less	1,704	1,624	- 4.7%	906	714	- 21.2%	745	858	+ 15.2%
3 Bedrooms	2,074	2,113	+ 1.9%	1,680	1,754	+ 4.4%	370	337	- 8.9%
4 Bedrooms or More	1,535	1,754	+ 14.3%	1,448	1,695	+ 17.1%	85	55	- 35.3%
All Bedroom Counts	**5,319**	**5,510**	**+ 3.6%**	**4,035**	**4,175**	**+ 3.5%**	**1,205**	**1,256**	**+ 4.2%**

Days On Market Until Sale

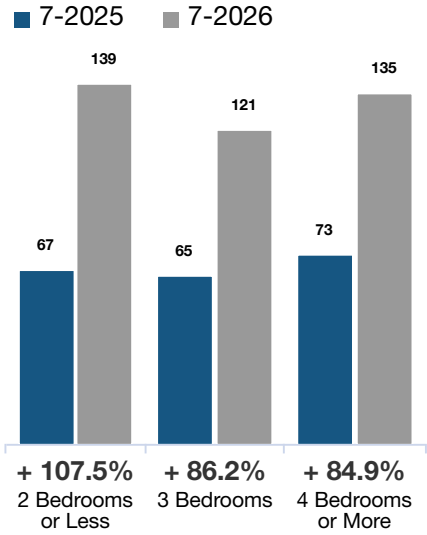
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

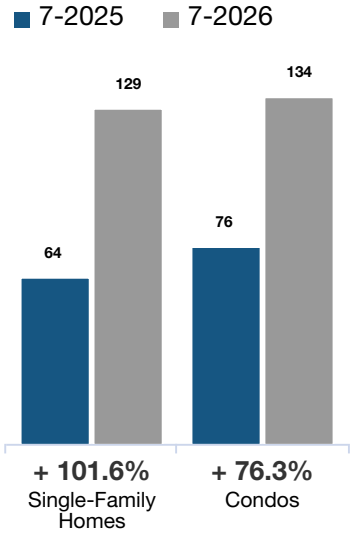
By Price Range



By Bedroom Count



By Property Type



	All Properties			Single-Family Homes			Condos		
By Price Range	**7-2025**	**7-2026**	**Change**	**7-2025**	**7-2026**	**Change**	**7-2025**	**7-2026**	**Change**
$150,000 and Below	94	175	+ 86.2%	79	175	+ 121.5%	42	106	+ 152.4%
$150,001 to $250,000	67	124	+ 85.1%	70	95	+ 35.7%	62	132	+ 112.9%
$250,001 to $350,000	79	131	+ 65.8%	68	121	+ 77.9%	92	144	+ 56.5%
$350,001 to $500,000	71	135	+ 90.1%	70	132	+ 88.6%	78	150	+ 92.3%
$500,001 to $750,000	61	135	+ 121.3%	55	134	+ 143.6%	80	137	+ 71.3%
$750,001 to $1,000,000	54	112	+ 107.4%	54	116	+ 114.8%	55	98	+ 78.2%
$1,000,001 and Above	71	129	+ 81.7%	72	131	+ 81.9%	62	109	+ 75.8%
All Price Ranges	**68**	**131**	**+ 92.6%**	**64**	**129**	**+ 101.6%**	**76**	**134**	**+ 76.3%**
By Bedroom Count	**7-2025**	**7-2026**	**Change**	**7-2025**	**7-2026**	**Change**	**7-2025**	**7-2026**	**Change**
2 Bedrooms or Less	67	139	+ 107.5%	51	139	+ 172.5%	82	134	+ 63.4%
3 Bedrooms	65	121	+ 86.2%	65	120	+ 84.6%	66	133	+ 101.5%
4 Bedrooms or More	73	135	+ 84.9%	72	135	+ 87.5%	67	129	+ 92.5%
All Bedroom Counts	**68**	**131**	**+ 92.6%**	**64**	**129**	**+ 101.6%**	**76**	**134**	**+ 76.3%**

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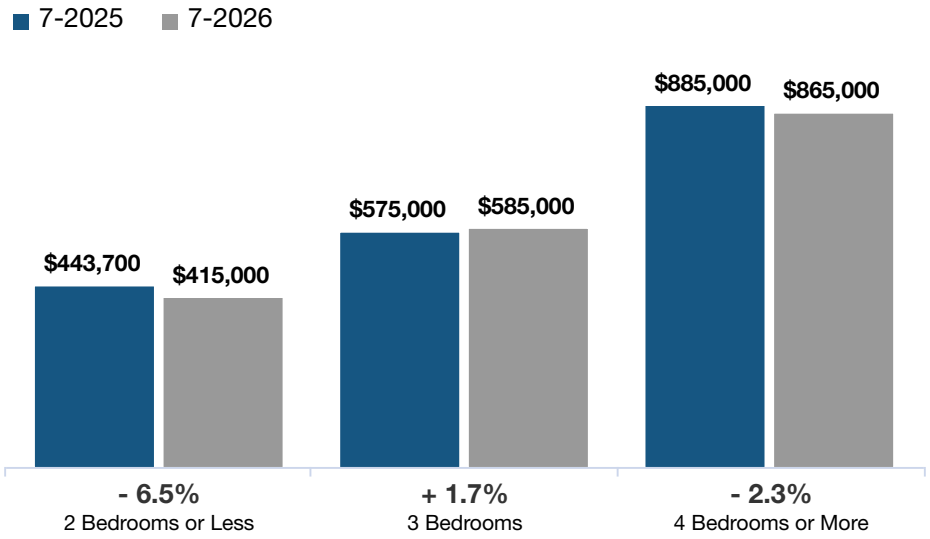
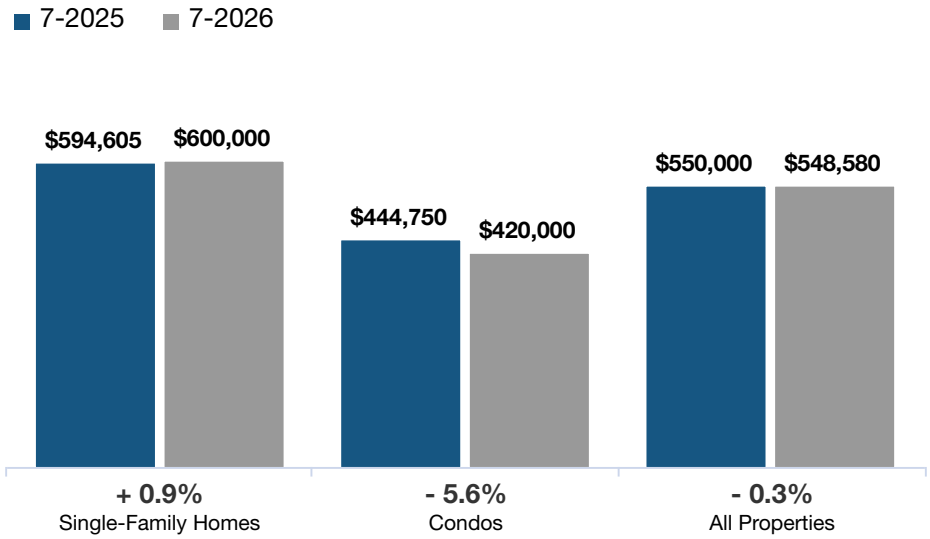
Median Sales Price

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

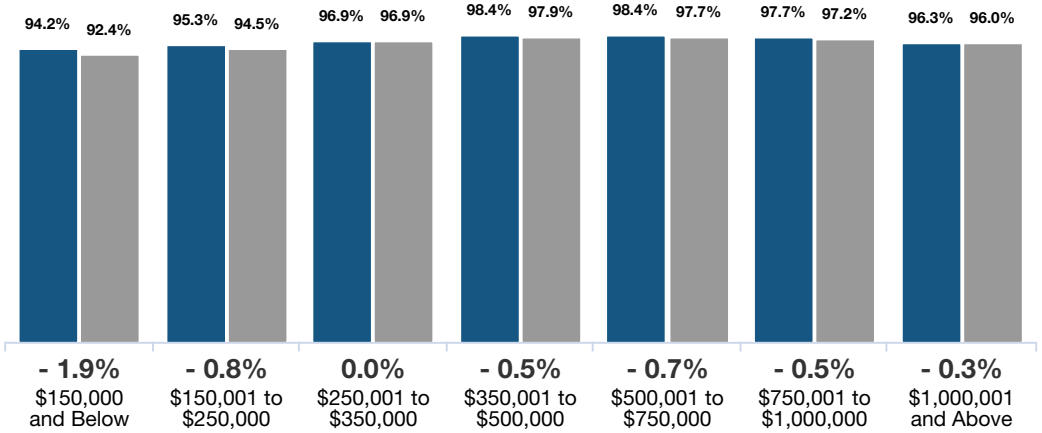


By Bedroom Count	All Properties			Single-Family Homes			Condos		
	7-2025	7-2026	Change	7-2025	7-2026	Change	7-2025	7-2026	Change
2 Bedrooms or Less	$443,700	$415,000	- 6.5%	$475,000	$458,500	- 3.5%	$388,000	$362,000	- 6.7%
3 Bedrooms	$575,000	$585,000	+ 1.7%	$595,000	$595,000	0.0%	$499,945	$567,500	+ 13.5%
4 Bedrooms or More	$885,000	$865,000	- 2.3%	$922,500	$869,900	- 5.7%	$715,000	$838,000	+ 17.2%
All Bedroom Counts	**$550,000**	**$548,580**	**- 0.3%**	**$594,605**	**$600,000**	**+ 0.9%**	**$444,750**	**$420,000**	**- 5.6%**

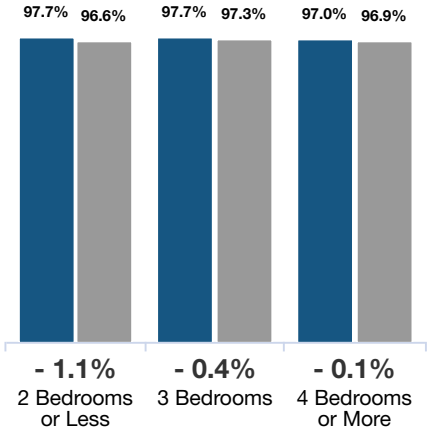
Percent of List Price Received

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.**

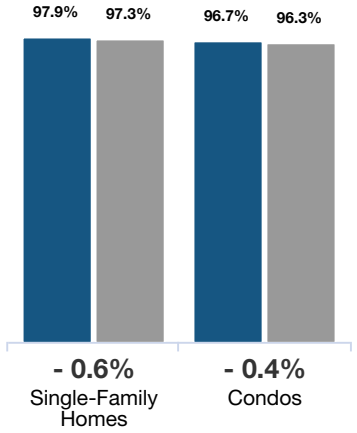
By Price Range



By Bedroom Count



By Property Type

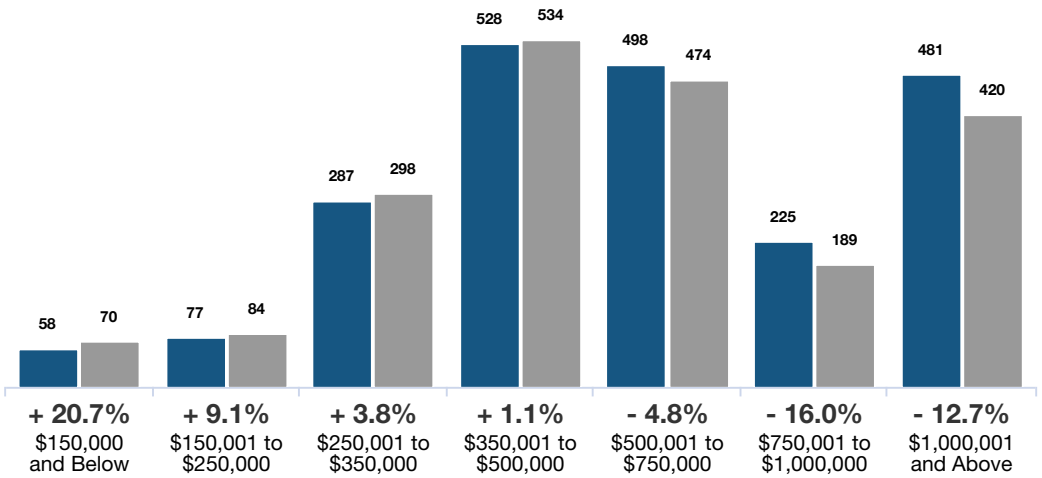


	All Properties			Single-Family Homes			Condos		
By Price Range	**7-2025**	**7-2026**	**Change**	**7-2025**	**7-2026**	**Change**	**7-2025**	**7-2026**	**Change**
$150,000 and Below	94.2%	92.4%	- 1.9%	100.4%	93.8%	- 6.6%	90.3%	89.3%	- 1.1%
$150,001 to $250,000	95.3%	94.5%	- 0.8%	95.7%	94.7%	- 1.0%	95.2%	94.5%	- 0.7%
$250,001 to $350,000	96.9%	96.9%	0.0%	97.4%	97.3%	- 0.1%	96.4%	96.3%	- 0.1%
$350,001 to $500,000	98.4%	97.9%	- 0.5%	98.6%	98.1%	- 0.5%	97.2%	96.7%	- 0.5%
$500,001 to $750,000	98.4%	97.7%	- 0.7%	98.7%	97.9%	- 0.8%	96.9%	96.9%	0.0%
$750,001 to $1,000,000	97.7%	97.2%	- 0.5%	97.6%	97.2%	- 0.4%	97.8%	97.4%	- 0.4%
$1,000,001 and Above	96.3%	96.0%	- 0.3%	96.1%	96.0%	- 0.1%	97.3%	96.4%	- 0.9%
All Price Ranges	**97.5%**	**97.0%**	**- 0.5%**	**97.9%**	**97.3%**	**- 0.6%**	**96.7%**	**96.3%**	**- 0.4%**
By Bedroom Count	**7-2025**	**7-2026**	**Change**	**7-2025**	**7-2026**	**Change**	**7-2025**	**7-2026**	**Change**
2 Bedrooms or Less	97.7%	96.6%	- 1.1%	99.3%	97.6%	- 1.7%	96.3%	96.0%	- 0.3%
3 Bedrooms	97.7%	97.3%	- 0.4%	97.8%	97.4%	- 0.4%	97.4%	97.0%	- 0.4%
4 Bedrooms or More	97.0%	96.9%	- 0.1%	97.0%	97.0%	0.0%	97.8%	96.3%	- 1.5%
All Bedroom Counts	**97.5%**	**97.0%**	**- 0.5%**	**97.9%**	**97.3%**	**- 0.6%**	**96.7%**	**96.3%**	**- 0.4%**

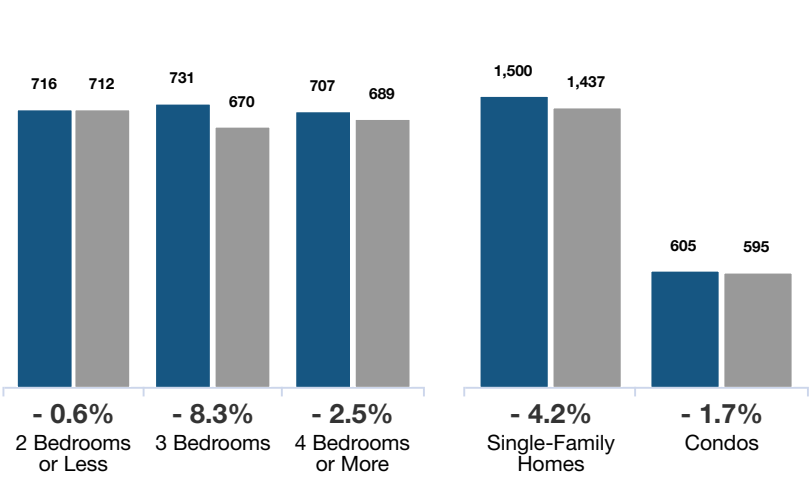
Inventory of Homes for Sale

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



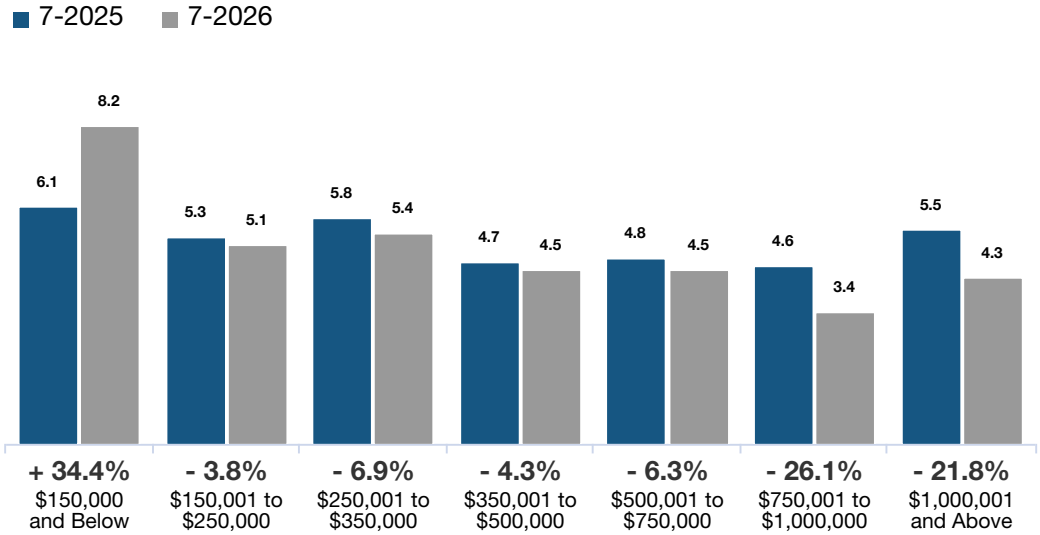
By Property Type

	All Properties			Single-Family Homes			Condos		
By Price Range	**7-2025**	**7-2026**	**Change**	**7-2025**	**7-2026**	**Change**	**7-2025**	**7-2026**	**Change**
$150,000 and Below	58	70	+ 20.7%	8	15	+ 87.5%	4	8	+ 100.0%
$150,001 to $250,000	77	84	+ 9.1%	18	18	0.0%	58	66	+ 13.8%
$250,001 to $350,000	287	298	+ 3.8%	108	119	+ 10.2%	178	178	0.0%
$350,001 to $500,000	528	534	+ 1.1%	395	407	+ 3.0%	133	125	- 6.0%
$500,001 to $750,000	498	474	- 4.8%	355	343	- 3.4%	142	131	- 7.7%
$750,001 to $1,000,000	225	189	- 16.0%	185	152	- 17.8%	38	37	- 2.6%
$1,000,001 and Above	481	420	- 12.7%	430	374	- 13.0%	51	46	- 9.8%
All Price Ranges	**2,156**	**2,083**	**- 3.4%**	**1,500**	**1,437**	**- 4.2%**	**605**	**595**	**- 1.7%**
By Bedroom Count	**7-2025**	**7-2026**	**Change**	**7-2025**	**7-2026**	**Change**	**7-2025**	**7-2026**	**Change**
2 Bedrooms or Less	716	712	- 0.6%	246	253	+ 2.8%	426	416	- 2.3%
3 Bedrooms	731	670	- 8.3%	590	531	- 10.0%	137	133	- 2.9%
4 Bedrooms or More	707	689	- 2.5%	662	643	- 2.9%	42	45	+ 7.1%
All Bedroom Counts	**2,156**	**2,083**	**- 3.4%**	**1,500**	**1,437**	**- 4.2%**	**605**	**595**	**- 1.7%**

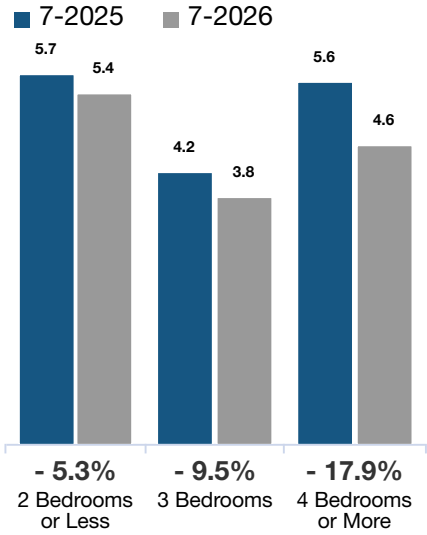
Months Supply of Inventory

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.**

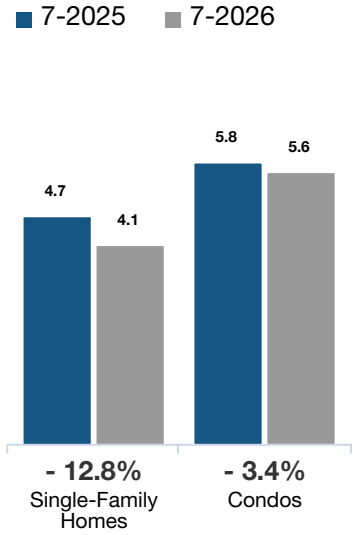
By Price Range



By Bedroom Count



By Property Type



	All Properties			Single-Family Homes			Condos		
By Price Range	**7-2025**	**7-2026**	**Change**	**7-2025**	**7-2026**	**Change**	**7-2025**	**7-2026**	**Change**
$150,000 and Below	6.1	8.2	+ 34.4%	3.4	7.5	+ 120.6%	1.7	4.6	+ 170.6%
$150,001 to $250,000	5.3	5.1	- 3.8%	3.8	5.1	+ 34.2%	6.1	5.1	- 16.4%
$250,001 to $350,000	5.8	5.4	- 6.9%	4.4	3.9	- 11.4%	7.1	7.2	+ 1.4%
$350,001 to $500,000	4.7	4.5	- 4.3%	4.4	4.2	- 4.5%	5.6	5.5	- 1.8%
$500,001 to $750,000	4.8	4.5	- 6.3%	4.5	4.2	- 6.7%	5.4	5.7	+ 5.6%
$750,001 to $1,000,000	4.6	3.4	- 26.1%	4.8	3.4	- 29.2%	3.6	3.3	- 8.3%
$1,000,001 and Above	5.5	4.3	- 21.8%	5.4	4.2	- 22.2%	6.0	4.7	- 21.7%
All Price Ranges	**5.0**	**4.5**	**- 10.0%**	**4.7**	**4.1**	**- 12.8%**	**5.8**	**5.6**	**- 3.4%**
By Bedroom Count	**7-2025**	**7-2026**	**Change**	**7-2025**	**7-2026**	**Change**	**7-2025**	**7-2026**	**Change**
2 Bedrooms or Less	5.7	5.4	- 5.3%	4.4	4.5	+ 2.3%	6.4	5.9	- 7.8%
3 Bedrooms	4.2	3.8	- 9.5%	4.2	3.7	- 11.9%	4.5	4.5	0.0%
4 Bedrooms or More	5.6	4.6	- 17.9%	5.5	4.4	- 20.0%	6.1	8.4	+ 37.7%
All Bedroom Counts	**5.0**	**4.5**	**- 10.0%**	**4.7**	**4.1**	**- 12.8%**	**5.8**	**5.6**	**- 3.4%**