

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



August 2025

U.S. sales of new single-family homes declined 0.6% month-over-month and 8.2% year-over-year to a seasonally adjusted annual rate of 652,000 units, according to the U.S. Census Bureau. The median sales price of a new home fell 5.9% from a year earlier to \$403,800. Meanwhile, housing inventory increased 7.3% year-over-year to 499,000 units, representing a 9.2-month supply at the current sales pace. For the 12-month period spanning September 2024 through August 2025, Pending Sales in the Hilton Head Association of REALTORS® region were up 4.5 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales were up 17.7 percent.

The overall Median Sales Price increased 1.9 percent to \$550,000. The property type with the largest gain was the Single-Family Homes segment, where prices improved 4.2 percent to \$599,000. The price range that tended to sell the quickest was the \$750,001 to \$1,000,000 range at 60 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 99 days.

Market-wide, inventory levels improved 25.6 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale rose 29.1 percent. That amounts to 4.2 months of inventory for Single-Family Homes and 5.8 months of inventory for Condos.

Quick Facts

+ 17.7% **+ 13.2%** **+ 7.2%**

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
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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



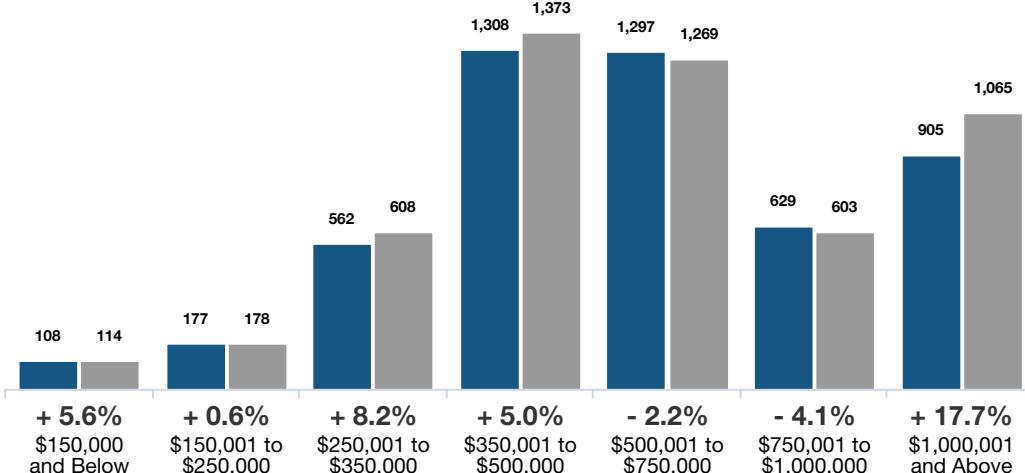
Pending Sales

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



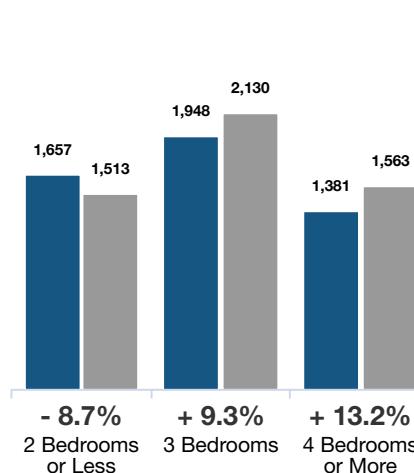
By Price Range

■ 8-2024 ■ 8-2025



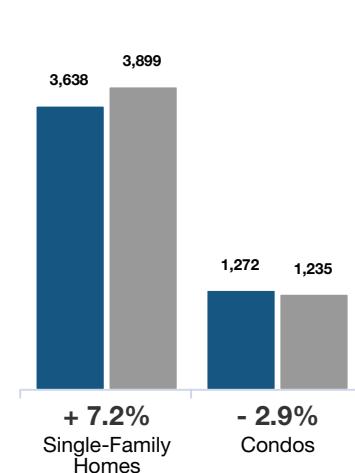
By Bedroom Count

■ 8-2024 ■ 8-2025



By Property Type

■ 8-2024 ■ 8-2025



All Properties

By Price Range	8-2024	8-2025	Change
\$150,000 and Below	108	114	+ 5.6%
\$150,001 to \$250,000	177	178	+ 0.6%
\$250,001 to \$350,000	562	608	+ 8.2%
\$350,001 to \$500,000	1,308	1,373	+ 5.0%
\$500,001 to \$750,000	1,297	1,269	- 2.2%
\$750,001 to \$1,000,000	629	603	- 4.1%
\$1,000,001 and Above	905	1,065	+ 17.7%

Single-Family Homes

By Price Range	8-2024	8-2025	Change	8-2024	8-2025	Change
\$150,000 and Below	32	28	- 12.5%	7	15	+ 114.3%
\$150,001 to \$250,000	38	59	+ 55.3%	139	116	- 16.5%
\$250,001 to \$350,000	257	308	+ 19.8%	305	300	- 1.6%
\$350,001 to \$500,000	1,029	1,109	+ 7.8%	278	264	- 5.0%
\$500,001 to \$750,000	973	960	- 1.3%	319	308	- 3.4%
\$750,001 to \$1,000,000	480	477	- 0.6%	148	125	- 15.5%
\$1,000,001 and Above	829	958	+ 15.6%	76	107	+ 40.8%

All Price Ranges 4,986 5,210 + 4.5%

By Bedroom Count 8-2024 8-2025 Change

By Bedroom Count	8-2024	8-2025	Change
2 Bedrooms or Less	1,657	1,513	- 8.7%
3 Bedrooms	1,948	2,130	+ 9.3%
4 Bedrooms or More	1,381	1,563	+ 13.2%

All Bedroom Counts 4,986 5,210 + 4.5%

Condos 8-2024 8-2025 Change

Condos	8-2024	8-2025	Change
2 Bedrooms or Less	754	674	- 10.6%
3 Bedrooms	1,561	1,745	+ 11.8%
4 Bedrooms or More	1,323	1,477	+ 11.6%

Condos 1,272 1,235 - 2.9%

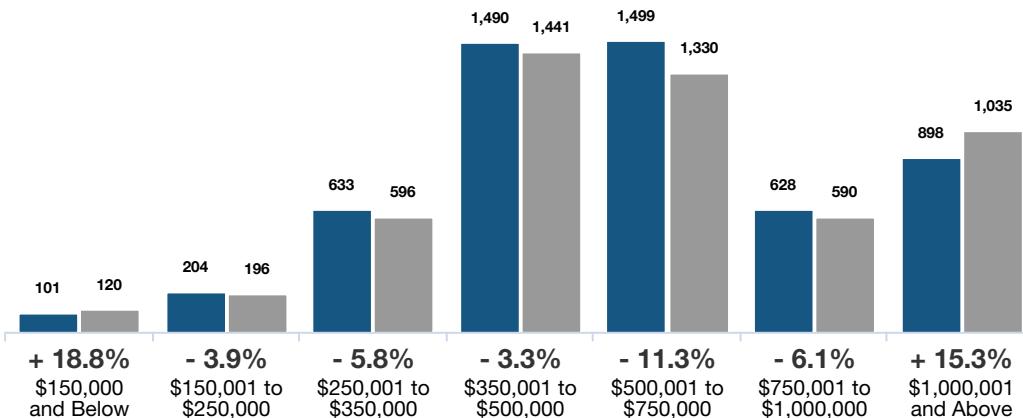
Closed Sales

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



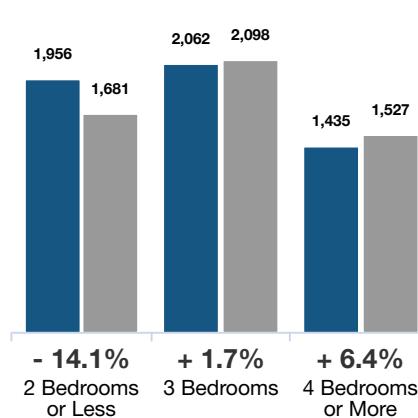
By Price Range

■ 8-2024 ■ 8-2025



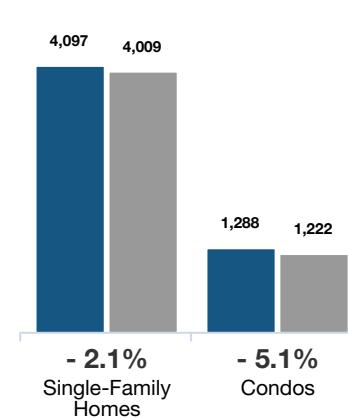
By Bedroom Count

■ 8-2024 ■ 8-2025



By Property Type

■ 8-2024 ■ 8-2025



All Properties

By Price Range	8-2024	8-2025	Change
\$150,000 and Below	101	120	+ 18.8%
\$150,001 to \$250,000	204	196	- 3.9%
\$250,001 to \$350,000	633	596	- 5.8%
\$350,001 to \$500,000	1,490	1,441	- 3.3%
\$500,001 to \$750,000	1,499	1,330	- 11.3%
\$750,001 to \$1,000,000	628	590	- 6.1%
\$1,000,001 and Above	898	1,035	+ 15.3%
All Price Ranges	5,453	5,308	- 2.7%

Single-Family Homes

By Bedroom Count	8-2024	8-2025	Change	8-2024	8-2025	Change
2 Bedrooms or Less	1,956	1,681	- 14.1%	32	32	0.0%
3 Bedrooms	2,062	2,098	+ 1.7%	42	56	+ 33.3%
4 Bedrooms or More	1,435	1,527	+ 6.4%	1,215	1,186	- 2.4%
All Bedroom Counts	5,453	5,308	- 2.7%	1,175	1,031	- 12.3%
				492	473	- 3.9%
				822	931	+ 13.3%
				4,097	4,009	- 2.1%

Condos

By Bedroom Count	8-2024	8-2025	Change	8-2024	8-2025	Change
2 Bedrooms or Less	1,956	1,681	- 14.1%	1,047	858	- 18.1%
3 Bedrooms	2,062	2,098	+ 1.7%	1,676	1,708	+ 1.9%
4 Bedrooms or More	1,435	1,527	+ 6.4%	1,374	1,442	+ 4.9%
All Bedroom Counts	5,453	5,308	- 2.7%	4,097	4,009	- 2.1%

Days On Market Until Sale

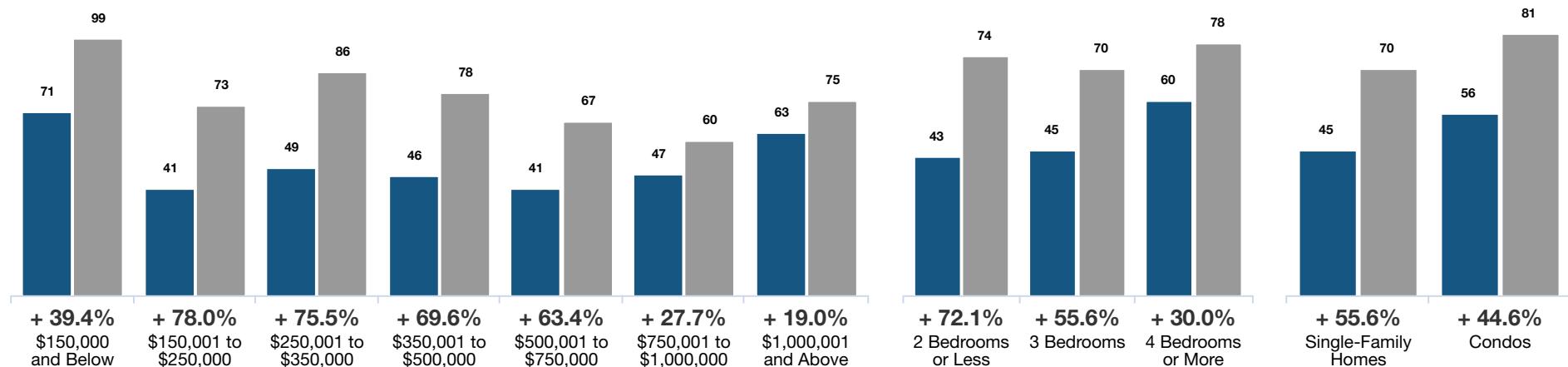
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



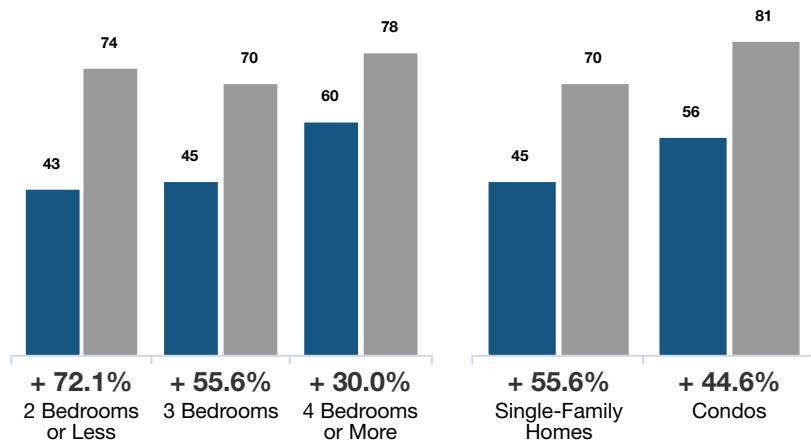
By Price Range

■ 8-2024 ■ 8-2025



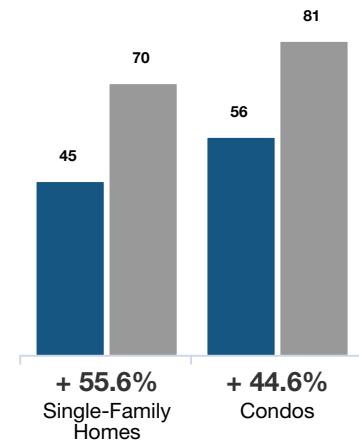
By Bedroom Count

■ 8-2024 ■ 8-2025



By Property Type

■ 8-2024 ■ 8-2025



All Properties

By Price Range	8-2024	8-2025	Change
\$150,000 and Below	71	99	+ 39.4%
\$150,001 to \$250,000	41	73	+ 78.0%
\$250,001 to \$350,000	49	86	+ 75.5%
\$350,001 to \$500,000	46	78	+ 69.6%
\$500,001 to \$750,000	41	67	+ 63.4%
\$750,001 to \$1,000,000	47	60	+ 27.7%
\$1,000,001 and Above	63	75	+ 19.0%
All Price Ranges	48	74	+ 54.2%

Single-Family Homes

By Price Range	8-2024	8-2025	Change	8-2024	8-2025	Change
\$150,000 and Below	56	82	+ 46.4%	33	39	+ 18.2%
\$150,001 to \$250,000	34	71	+ 108.8%	43	70	+ 62.8%
\$250,001 to \$350,000	30	75	+ 150.0%	69	97	+ 40.6%
\$350,001 to \$500,000	43	76	+ 76.7%	59	87	+ 47.5%
\$500,001 to \$750,000	38	62	+ 63.2%	49	83	+ 69.4%
\$750,001 to \$1,000,000	48	60	+ 25.0%	43	60	+ 39.5%
\$1,000,001 and Above	62	76	+ 22.6%	71	62	- 12.7%
All Price Ranges	45	70	+ 55.6%	56	81	+ 44.6%

By Bedroom Count	8-2024	8-2025	Change
2 Bedrooms or Less	43	74	+ 72.1%
3 Bedrooms	45	70	+ 55.6%
4 Bedrooms or More	60	78	+ 30.0%
All Bedroom Counts	48	74	+ 54.2%

By Bedroom Count	8-2024	8-2025	Change	8-2024	8-2025	Change
2 Bedrooms or Less	31	57	+ 83.9%	55	89	+ 61.8%
3 Bedrooms	42	70	+ 66.7%	59	69	+ 16.9%
4 Bedrooms or More	60	78	+ 30.0%	52	68	+ 30.8%
All Bedroom Counts	45	70	+ 55.6%	56	81	+ 44.6%

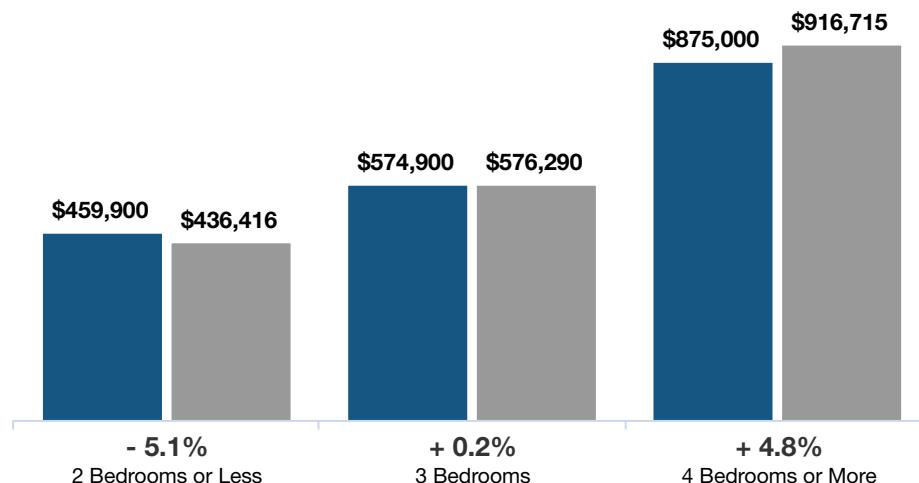
Median Sales Price

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



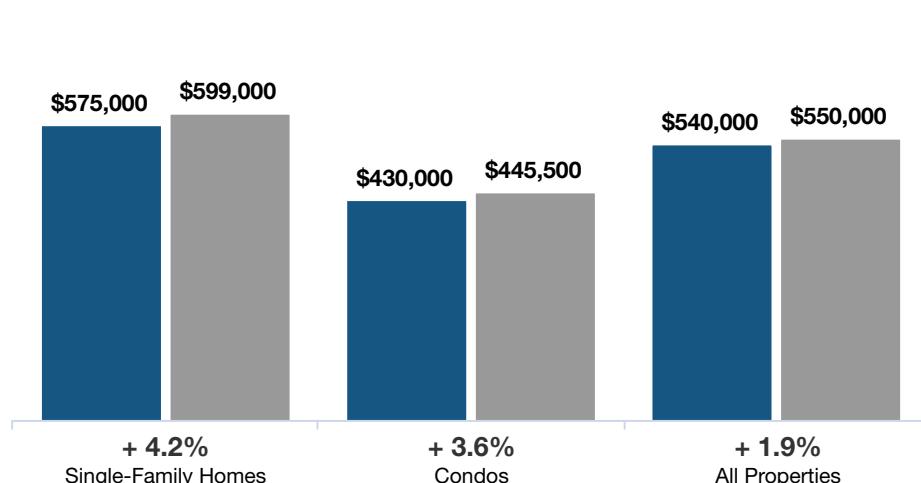
By Bedroom Count

■ 8-2024 ■ 8-2025



By Property Type

■ 8-2024 ■ 8-2025



By Bedroom Count

	8-2024	8-2025	Change
2 Bedrooms or Less	\$459,900	\$436,416	- 5.1%
3 Bedrooms	\$574,900	\$576,290	+ 0.2%
4 Bedrooms or More	\$875,000	\$916,715	+ 4.8%
All Bedroom Counts	\$540,000	\$550,000	+ 1.9%

All Properties

Single-Family Homes

Condos

	8-2024	8-2025	Change	8-2024	8-2025	Change
Single-Family Homes	\$485,000	\$470,000	- 3.1%	\$377,500	\$385,000	+ 2.0%
Condos	\$585,352	\$592,722	+ 1.3%	\$512,500	\$505,235	- 1.4%
All Properties	\$885,500	\$943,370	+ 6.5%	\$695,000	\$725,000	+ 4.3%
Condos	\$575,000	\$599,000	+ 4.2%	\$430,000	\$445,500	+ 3.6%

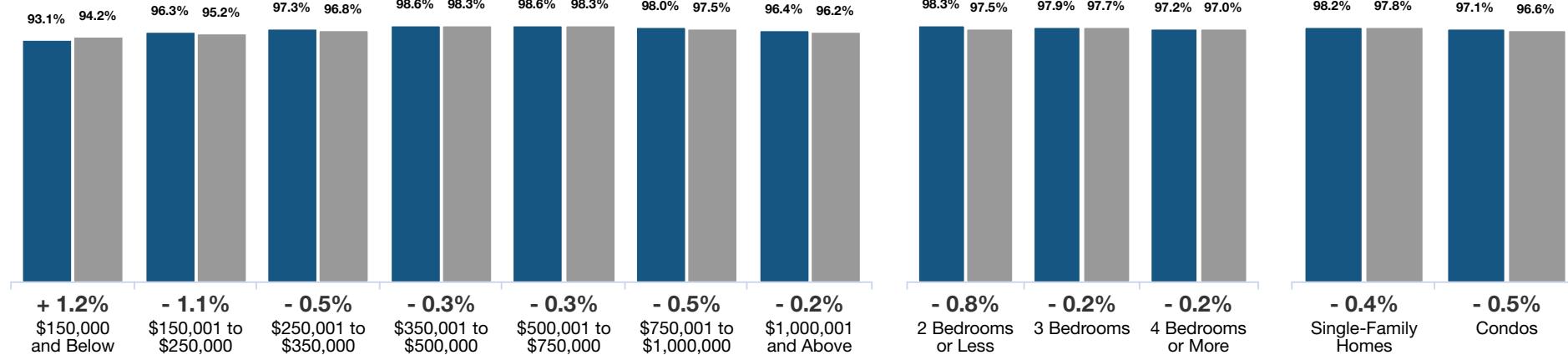
Percent of List Price Received

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.**



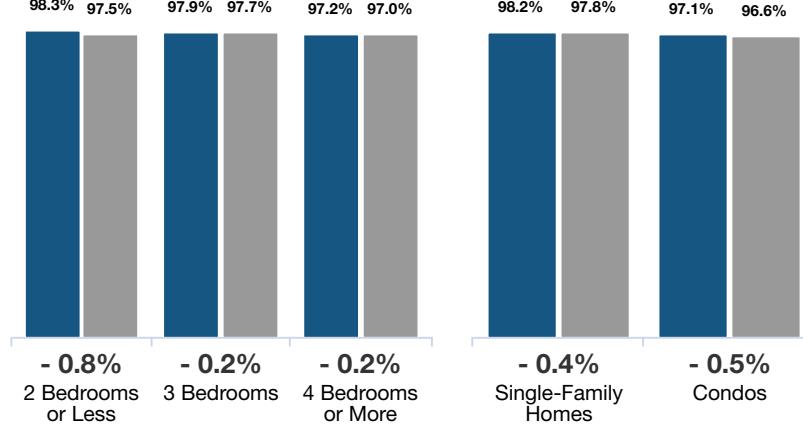
By Price Range

■ 8-2024 ■ 8-2025



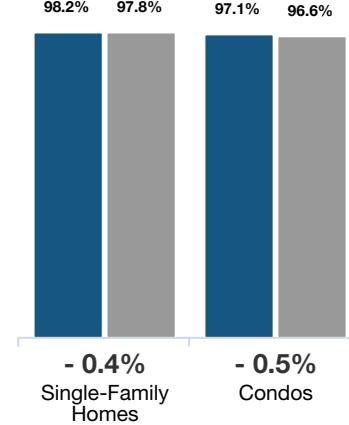
By Bedroom Count

■ 8-2024 ■ 8-2025



By Property Type

■ 8-2024 ■ 8-2025



All Properties

By Price Range	8-2024	8-2025	Change
\$150,000 and Below	93.1%	94.2%	+ 1.2%
\$150,001 to \$250,000	96.3%	95.2%	- 1.1%
\$250,001 to \$350,000	97.3%	96.8%	- 0.5%
\$350,001 to \$500,000	98.6%	98.3%	- 0.3%
\$500,001 to \$750,000	98.6%	98.3%	- 0.3%
\$750,001 to \$1,000,000	98.0%	97.5%	- 0.5%
\$1,000,001 and Above	96.4%	96.2%	- 0.2%
All Price Ranges	97.9%	97.4%	- 0.5%

Single-Family Homes

By Price Range	8-2024	8-2025	Change	8-2024	8-2025	Change
\$150,000 and Below	95.3%	100.6%	+ 5.6%	95.9%	90.3%	- 5.8%
\$150,001 to \$250,000	95.0%	95.7%	+ 0.7%	96.6%	95.1%	- 1.6%
\$250,001 to \$350,000	97.7%	97.4%	- 0.3%	96.9%	96.3%	- 0.6%
\$350,001 to \$500,000	99.0%	98.6%	- 0.4%	96.9%	97.1%	+ 0.2%
\$500,001 to \$750,000	98.9%	98.6%	- 0.3%	97.5%	97.0%	- 0.5%
\$750,001 to \$1,000,000	98.1%	97.5%	- 0.6%	97.8%	97.7%	- 0.1%
\$1,000,001 and Above	96.3%	96.1%	- 0.2%	97.4%	97.2%	- 0.2%
All Price Ranges	98.2%	97.8%	- 0.4%	97.1%	96.6%	- 0.5%

By Bedroom Count	8-2024	8-2025	Change
2 Bedrooms or Less	98.3%	97.5%	- 0.8%
3 Bedrooms	97.9%	97.7%	- 0.2%
4 Bedrooms or More	97.2%	97.0%	- 0.2%

By Bedroom Count	8-2024	8-2025	Change	8-2024	8-2025	Change
2 Bedrooms or Less	99.6%	99.1%	- 0.5%	97.0%	96.2%	- 0.8%
3 Bedrooms	98.1%	97.8%	- 0.3%	97.5%	97.3%	- 0.2%
4 Bedrooms or More	97.2%	97.0%	- 0.2%	96.8%	97.8%	+ 1.0%

All Bedroom Counts	8-2024	8-2025	Change
All Bedroom Counts	97.9%	97.4%	- 0.5%

All Bedroom Counts	8-2024	8-2025	Change
All Bedroom Counts	98.2%	97.8%	- 0.4%

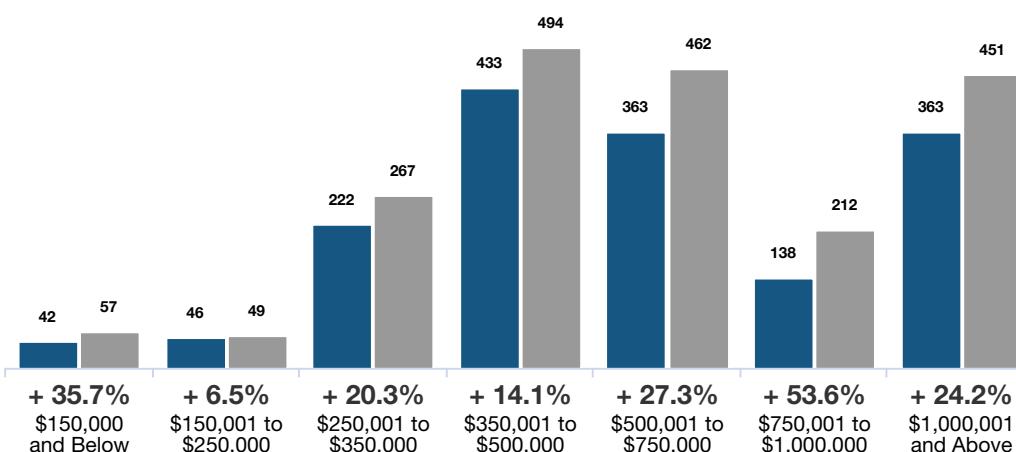
Inventory of Homes for Sale

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



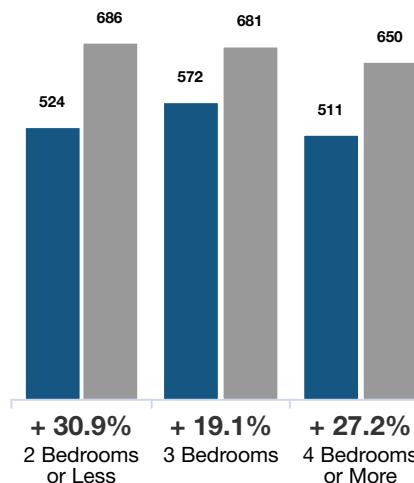
By Price Range

■ 8-2024 ■ 8-2025



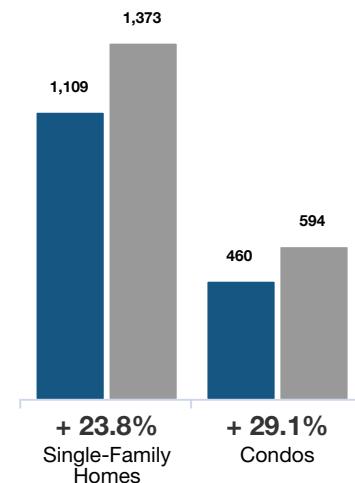
By Bedroom Count

■ 8-2024 ■ 8-2025



By Property Type

■ 8-2024 ■ 8-2025



All Properties

By Price Range	8-2024	8-2025	Change
\$150,000 and Below	42	57	+ 35.7%
\$150,001 to \$250,000	46	49	+ 6.5%
\$250,001 to \$350,000	222	267	+ 20.3%
\$350,001 to \$500,000	433	494	+ 14.1%
\$500,001 to \$750,000	363	462	+ 27.3%
\$750,001 to \$1,000,000	138	212	+ 53.6%
\$1,000,001 and Above	363	451	+ 24.2%
All Price Ranges	1,607	2,018	+ 25.6%

Single-Family Homes

By Bedroom Count	8-2024	8-2025	Change	8-2024	8-2025	Change
2 Bedrooms or Less	524	686	+ 30.9%	6	6	0.0%
3 Bedrooms	572	681	+ 19.1%	21	13	- 38.1%
4 Bedrooms or More	511	650	+ 27.2%	320	352	+ 10.0%
All Bedroom Counts	1,109	1,373	+ 23.8%	484	610	+ 26.0%

Condos

By Price Range	8-2024	8-2025	Change	8-2024	8-2025	Change
\$150,000 and Below	42	57	+ 35.7%	6	6	0.0%
\$150,001 to \$250,000	46	49	+ 6.5%	21	13	- 38.1%
\$250,001 to \$350,000	222	267	+ 20.3%	73	88	+ 20.5%
\$350,001 to \$500,000	433	494	+ 14.1%	320	352	+ 10.0%
\$500,001 to \$750,000	363	462	+ 27.3%	265	319	+ 20.4%
\$750,001 to \$1,000,000	138	212	+ 53.6%	102	167	+ 63.7%
\$1,000,001 and Above	363	451	+ 24.2%	322	406	+ 26.1%
All Price Ranges	1,607	2,018	+ 25.6%	1,109	1,373	+ 23.8%
By Bedroom Count	8-2024	8-2025	Change	8-2024	8-2025	Change
2 Bedrooms or Less	524	686	+ 30.9%	171	228	+ 33.3%
3 Bedrooms	572	681	+ 19.1%	454	534	+ 17.6%
4 Bedrooms or More	511	650	+ 27.2%	484	610	+ 26.0%
All Bedroom Counts	1,607	2,018	+ 25.6%	1,109	1,373	+ 23.8%

Months Supply of Inventory

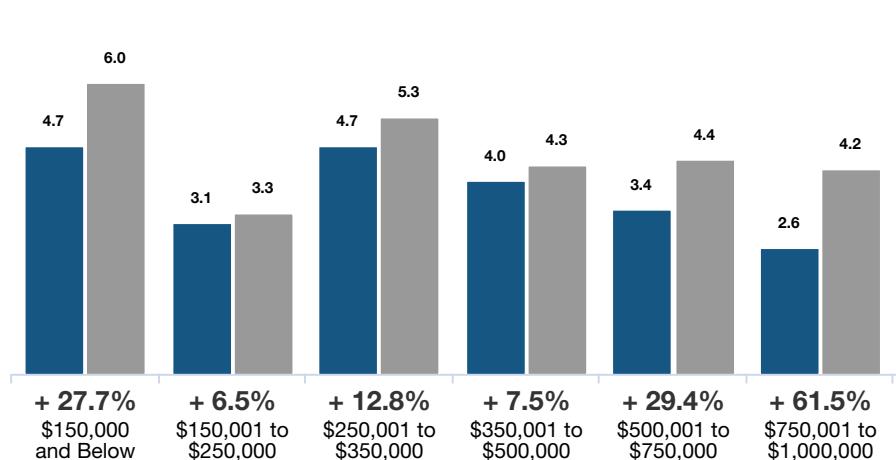
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.



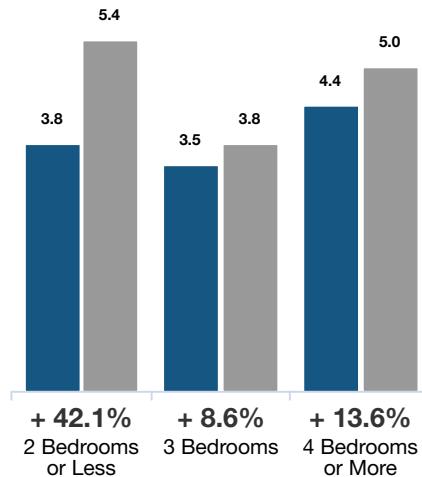
By Price Range

■ 8-2024 ■ 8-2025



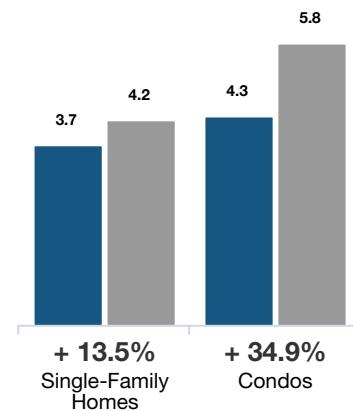
By Bedroom Count

■ 8-2024 ■ 8-2025



By Property Type

■ 8-2024 ■ 8-2025



All Properties

By Price Range	8-2024	8-2025	Change
\$150,000 and Below	4.7	6.0	+ 27.7%
\$150,001 to \$250,000	3.1	3.3	+ 6.5%
\$250,001 to \$350,000	4.7	5.3	+ 12.8%
\$350,001 to \$500,000	4.0	4.3	+ 7.5%
\$500,001 to \$750,000	3.4	4.4	+ 29.4%
\$750,001 to \$1,000,000	2.6	4.2	+ 61.5%
\$1,000,001 and Above	4.8	5.1	+ 6.2%
All Price Ranges	3.9	4.6	+ 17.9%

Single-Family Homes

By Bedroom Count	8-2024	8-2025	Change	8-2024	8-2025	Change
2 Bedrooms or Less	3.8	5.4	+ 42.1%	2.2	2.6	+ 18.2%
3 Bedrooms	3.5	3.8	+ 8.6%	6.1	2.6	- 57.4%
4 Bedrooms or More	4.4	5.0	+ 13.6%	3.4	3.4	0.0%
All Bedroom Counts	3.9	4.6	+ 17.9%	3.7	3.8	+ 2.7%

Condos

By Price Range	8-2024	8-2025	Change	8-2024	8-2025	Change
\$150,000 and Below	4.7	6.0	+ 27.7%	2.2	2.6	+ 18.2%
\$150,001 to \$250,000	3.1	3.3	+ 6.5%	6.1	2.6	- 57.4%
\$250,001 to \$350,000	4.7	5.3	+ 12.8%	3.4	3.4	0.0%
\$350,001 to \$500,000	4.0	4.3	+ 7.5%	3.7	3.8	+ 2.7%
\$500,001 to \$750,000	3.4	4.4	+ 29.4%	3.3	4.0	+ 21.2%
\$750,001 to \$1,000,000	2.6	4.2	+ 61.5%	2.6	4.2	+ 61.5%
\$1,000,001 and Above	4.8	5.1	+ 6.2%	4.7	5.1	+ 8.5%
All Price Ranges	3.9	4.6	+ 17.9%	3.7	4.2	+ 13.5%

By Bedroom Count	8-2024	8-2025	Change	8-2024	8-2025	Change
2 Bedrooms or Less	3.8	5.4	+ 42.1%	2.7	4.1	+ 51.9%
3 Bedrooms	3.5	3.8	+ 8.6%	3.5	3.7	+ 5.7%
4 Bedrooms or More	4.4	5.0	+ 13.6%	4.4	5.0	+ 13.6%
All Bedroom Counts	3.9	4.6	+ 17.9%	3.7	4.2	+ 13.5%