

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



October 2025

Although mortgage rates have edged down, U.S. pending home sales were unchanged from the previous month, with contract activity remaining 0.9% lower than a year ago, according to the National Association of REALTORS®. Contract signings increased both month-over-month and year-over-year in the Northeast and South, while the Midwest and West posted declines. For the 12-month period spanning November 2024 through October 2025, Pending Sales in the Hilton Head Association of REALTORS® region went up 7.4 percent overall. The price range with the largest pending sales gain was the \$150,000 and Below range, where sales increased 16.5 percent.

The overall Median Sales Price went up 1.0 percent to \$547,940. The property type with the largest gain was the Single-Family Homes segment, where prices rose 2.7 percent to \$595,000. The price range that tended to sell the quickest was the \$750,001 to \$1,000,000 range at 69 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 111 days.

Market-wide, inventory levels was up 15.3 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale increased 17.7 percent. That amounts to 4.0 months of inventory for Single-Family Homes and 5.6 months of inventory for Condos.

Quick Facts

+ 16.5%

Price Range with
Strongest Sales:
\$150,000 and Below

+ 17.2%

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

+ 10.3%

Property Type With
Strongest Sales:
Single-Family Homes

Pending Sales	2
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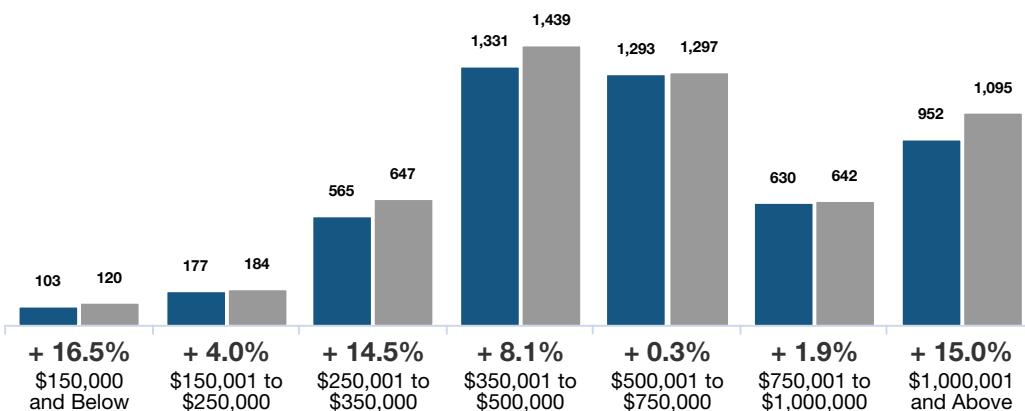
Pending Sales

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



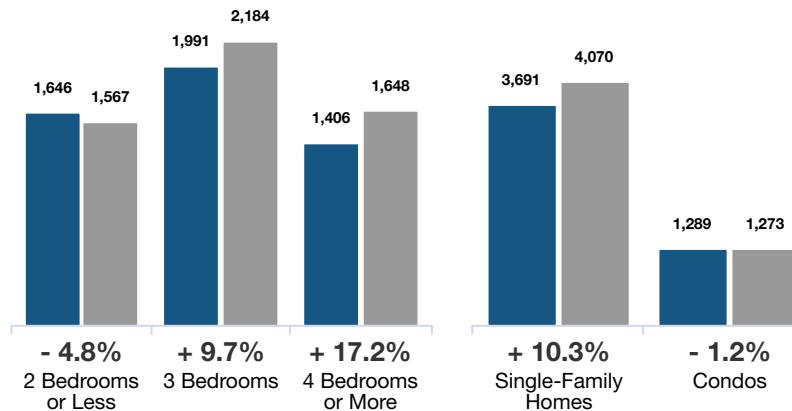
By Price Range

■ 10-2024 ■ 10-2025



By Bedroom Count

■ 10-2024 ■ 10-2025



By Property Type

■ 10-2024
■ 10-2025

All Properties

By Price Range	10-2024	10-2025	Change
\$150,000 and Below	103	120	+ 16.5%
\$150,001 to \$250,000	177	184	+ 4.0%
\$250,001 to \$350,000	565	647	+ 14.5%
\$350,001 to \$500,000	1,331	1,439	+ 8.1%
\$500,001 to \$750,000	1,293	1,297	+ 0.3%
\$750,001 to \$1,000,000	630	642	+ 1.9%
\$1,000,001 and Above	952	1,095	+ 15.0%
All Price Ranges	5,051	5,424	+ 7.4%

Single-Family Homes

By Bedroom Count	10-2024	10-2025	Change	10-2024	10-2025	Change
2 Bedrooms or Less	28	30	+ 7.1%	9	16	+ 77.8%
3 Bedrooms	44	58	+ 31.8%	132	124	- 6.1%
4 Bedrooms or More	257	337	+ 31.1%	308	310	+ 0.6%
All Bedroom Counts	1,041	1,159	+ 11.3%	289	279	- 3.5%
Single-Family Homes	974	990	+ 1.6%	317	305	- 3.8%
Condos	483	507	+ 5.0%	146	133	- 8.9%
All Properties	864	989	+ 14.5%	88	106	+ 20.5%

Condos

By Bedroom Count	10-2024	10-2025	Change	10-2024	10-2025	Change
2 Bedrooms or Less	754	698	- 7.4%	840	819	- 2.5%
3 Bedrooms	1,592	1,791	+ 12.5%	385	367	- 4.7%
4 Bedrooms or More	1,342	1,571	+ 17.1%	59	73	+ 23.7%
All Bedroom Counts	3,691	4,070	+ 10.3%	1,289	1,273	- 1.2%

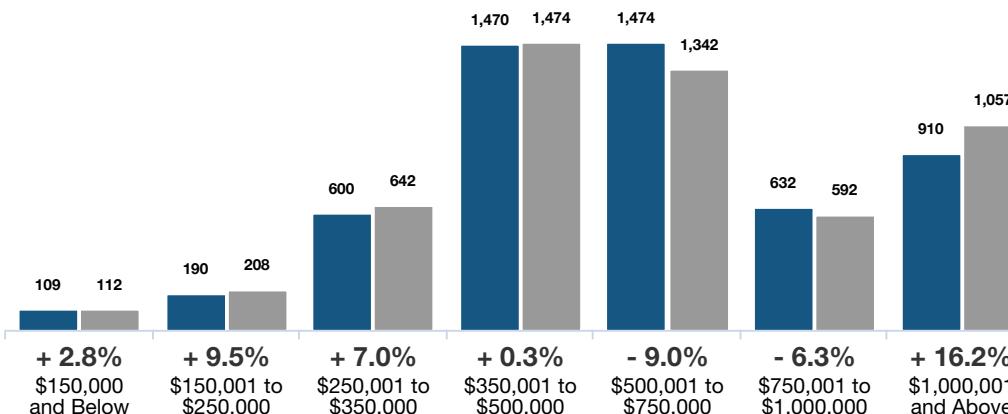
Closed Sales

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



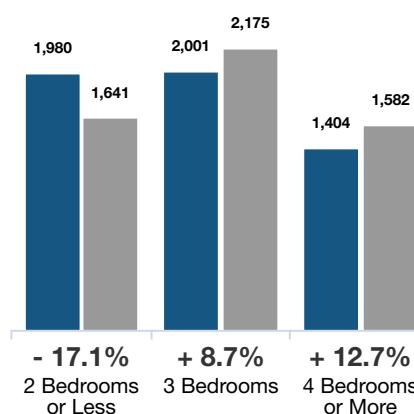
By Price Range

■ 10-2024 ■ 10-2025



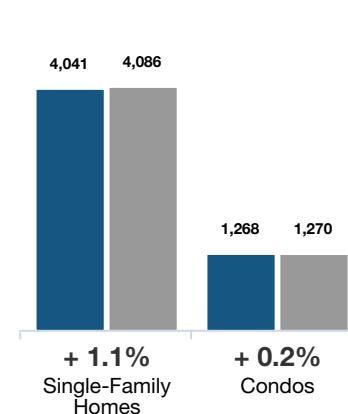
By Bedroom Count

■ 10-2024 ■ 10-2025



By Property Type

■ 10-2024 ■ 10-2025



All Properties

By Price Range	10-2024	10-2025	Change
\$150,000 and Below	109	112	+ 2.8%
\$150,001 to \$250,000	190	208	+ 9.5%
\$250,001 to \$350,000	600	642	+ 7.0%
\$350,001 to \$500,000	1,470	1,474	+ 0.3%
\$500,001 to \$750,000	1,474	1,342	- 9.0%
\$750,001 to \$1,000,000	632	592	- 6.3%
\$1,000,001 and Above	910	1,057	+ 16.2%
All Price Ranges	5,385	5,427	+ 0.8%

Single-Family Homes

By Bedroom Count	10-2024	10-2025	Change	10-2024	10-2025	Change
2 Bedrooms or Less	1,980	1,641	- 17.1%	30	30	0.0%
3 Bedrooms	2,001	2,175	+ 8.7%	39	62	+ 59.0%
4 Bedrooms or More	1,404	1,582	+ 12.7%	1,208	1,206	- 0.2%
All Bedroom Counts	5,385	5,427	+ 0.8%	1,168	1,028	- 12.0%
				493	475	- 3.7%
				827	950	+ 14.9%
				9	16	+ 77.8%
				151	144	- 4.6%
				324	307	- 5.2%
				261	267	+ 2.3%
				302	313	+ 3.6%
				138	116	- 15.9%
				83	107	+ 28.9%
				1,268	1,270	+ 0.2%

Days On Market Until Sale

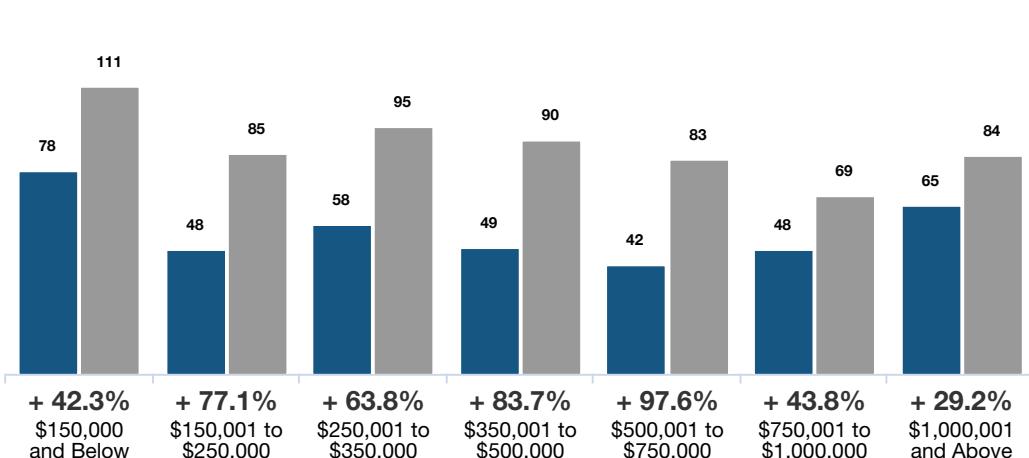
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



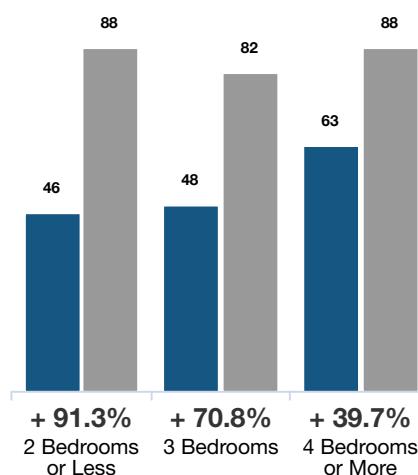
By Price Range

■ 10-2024 ■ 10-2025



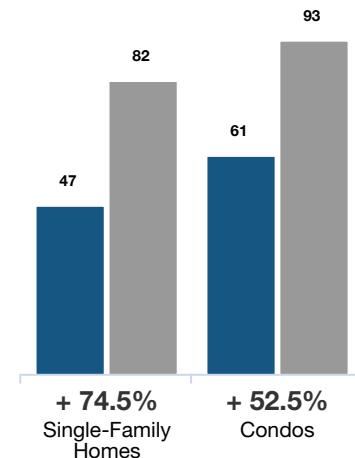
By Bedroom Count

■ 10-2024 ■ 10-2025



By Property Type

■ 10-2024 ■ 10-2025



All Properties

By Price Range	10-2024	10-2025	Change
\$150,000 and Below	78	111	+ 42.3%
\$150,001 to \$250,000	48	85	+ 77.1%
\$250,001 to \$350,000	58	95	+ 63.8%
\$350,001 to \$500,000	49	90	+ 83.7%
\$500,001 to \$750,000	42	83	+ 97.6%
\$750,001 to \$1,000,000	48	69	+ 43.8%
\$1,000,001 and Above	65	84	+ 29.2%
All Price Ranges	51	86	+ 68.6%

Single-Family Homes

By Bedroom Count	10-2024	10-2025	Change	10-2024	10-2025	Change
2 Bedrooms or Less	74	81	+ 9.5%	28	58	+ 107.1%
3 Bedrooms	41	84	+ 104.9%	50	83	+ 66.0%
4 Bedrooms or More	38	84	+ 121.1%	75	107	+ 42.7%
All Bedroom Counts	46	87	+ 89.1%	63	104	+ 65.1%
2 Bedrooms or Less	38	80	+ 110.5%	57	92	+ 61.4%
3 Bedrooms	49	68	+ 38.8%	44	72	+ 63.6%
4 Bedrooms or More	65	85	+ 30.8%	69	73	+ 5.8%
All Bedroom Counts	47	82	+ 74.5%	61	93	+ 52.5%

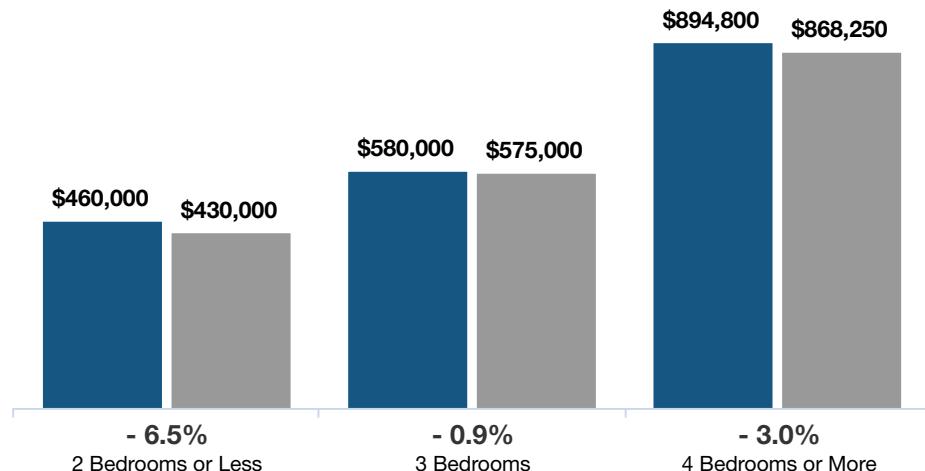
Median Sales Price

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



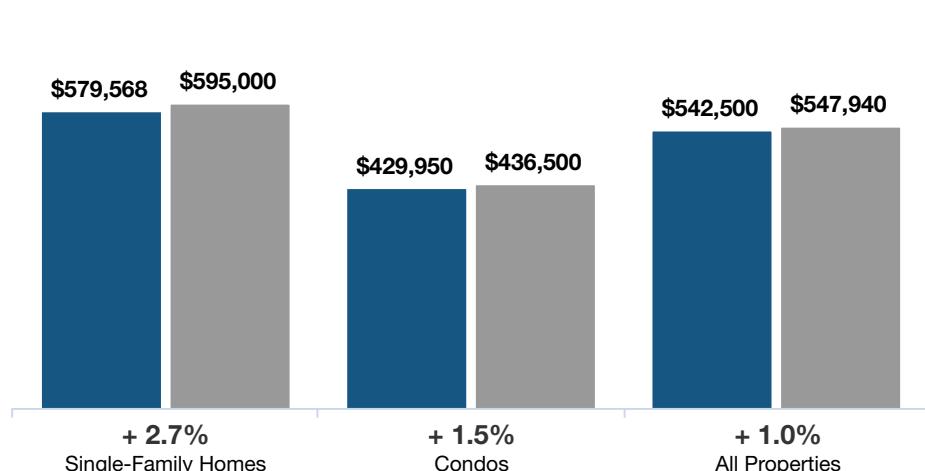
By Bedroom Count

■ 10-2024 ■ 10-2025



By Property Type

■ 10-2024 ■ 10-2025



By Bedroom Count

	10-2024	10-2025	Change
2 Bedrooms or Less	\$460,000	\$430,000	- 6.5%
3 Bedrooms	\$580,000	\$575,000	- 0.9%
4 Bedrooms or More	\$894,800	\$868,250	- 3.0%
All Bedroom Counts	\$542,500	\$547,940	+ 1.0%

All Properties

Single-Family Homes

Condos

	10-2024	10-2025	Change	10-2024	10-2025	Change
Single-Family Homes	\$487,000	\$472,156	- 3.0%	\$377,500	\$369,950	- 2.0%
Condos	\$597,450	\$584,592	- 2.2%	\$510,000	\$550,000	+ 7.8%
All Properties	\$899,948	\$900,000	+ 0.0%	\$750,000	\$731,144	- 2.5%
Condos	\$579,568	\$595,000	+ 2.7%	\$429,950	\$436,500	+ 1.5%

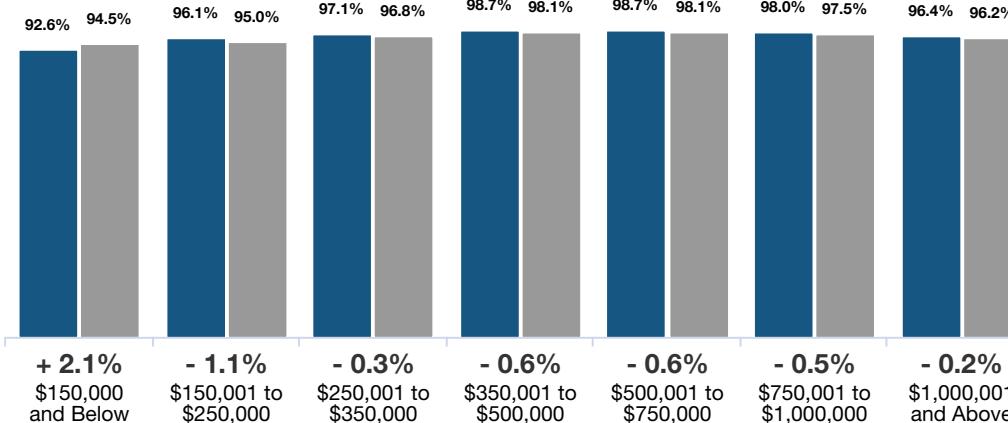
Percent of List Price Received

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.**



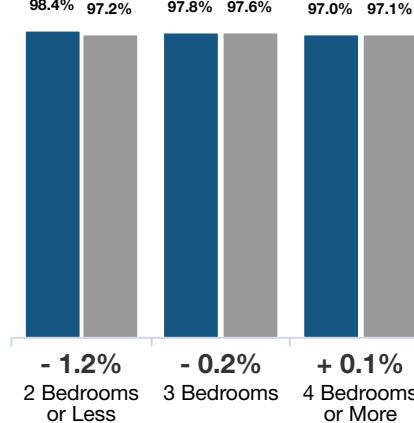
By Price Range

■ 10-2024 ■ 10-2025



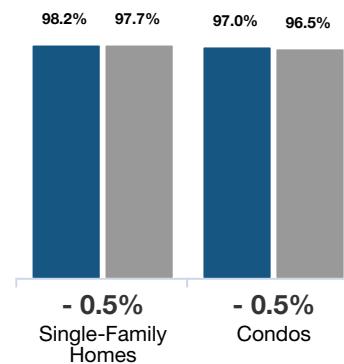
By Bedroom Count

■ 10-2024 ■ 10-2025



By Property Type

■ 10-2024 ■ 10-2025



All Properties

By Price Range	10-2024	10-2025	Change
\$150,000 and Below	92.6%	94.5%	+ 2.1%
\$150,001 to \$250,000	96.1%	95.0%	- 1.1%
\$250,001 to \$350,000	97.1%	96.8%	- 0.3%
\$350,001 to \$500,000	98.7%	98.1%	- 0.6%
\$500,001 to \$750,000	98.7%	98.1%	- 0.6%
\$750,001 to \$1,000,000	98.0%	97.5%	- 0.5%
\$1,000,001 and Above	96.4%	96.2%	- 0.2%

Single-Family Homes

By Price Range	10-2024	10-2025	Change	10-2024	10-2025	Change
\$150,000 and Below	91.1%	103.3%	+ 13.4%	95.8%	90.2%	- 5.8%
\$150,001 to \$250,000	96.4%	95.0%	- 1.5%	96.0%	95.1%	- 0.9%
\$250,001 to \$350,000	97.5%	97.3%	- 0.2%	96.8%	96.2%	- 0.6%
\$350,001 to \$500,000	99.1%	98.4%	- 0.7%	96.8%	97.0%	+ 0.2%
\$500,001 to \$750,000	99.0%	98.5%	- 0.5%	97.4%	97.0%	- 0.4%
\$750,001 to \$1,000,000	98.1%	97.4%	- 0.7%	97.8%	97.7%	- 0.1%
\$1,000,001 and Above	96.2%	96.1%	- 0.1%	97.5%	96.8%	- 0.7%

All Price Ranges 97.8% 97.3% - 0.5%

By Bedroom Count	10-2024	10-2025	Change
2 Bedrooms or Less	98.4%	97.2%	- 1.2%
3 Bedrooms	97.8%	97.6%	- 0.2%
4 Bedrooms or More	97.0%	97.1%	+ 0.1%

All Bedroom Counts 97.8% 97.3% - 0.5%

By Price Range	10-2024	10-2025	Change	10-2024	10-2025	Change
\$150,000 and Below	99.8%	98.8%	- 1.0%	96.9%	96.0%	- 0.9%
\$150,001 to \$250,000	98.0%	97.7%	- 0.3%	97.3%	97.3%	0.0%
\$250,001 to \$350,000	97.0%	97.1%	+ 0.1%	96.8%	97.6%	+ 0.8%

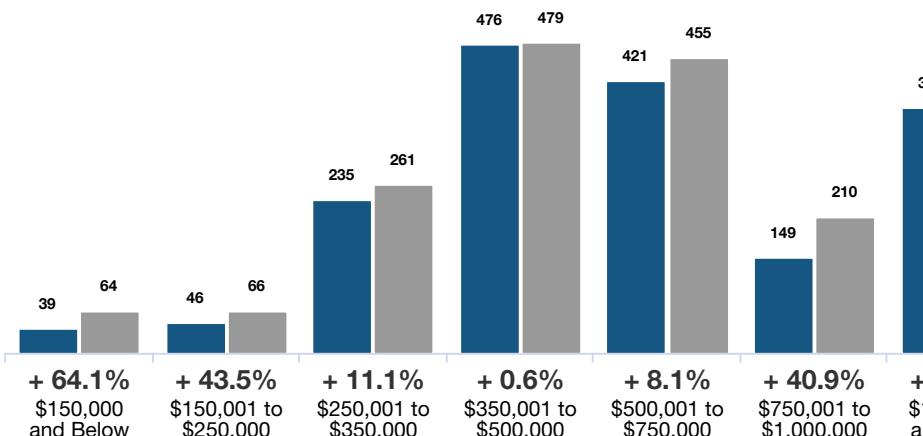
Inventory of Homes for Sale

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



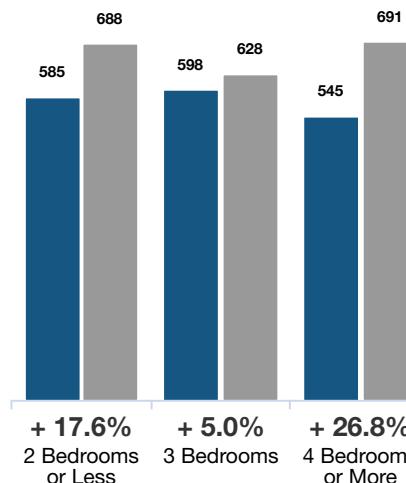
By Price Range

■ 10-2024 ■ 10-2025



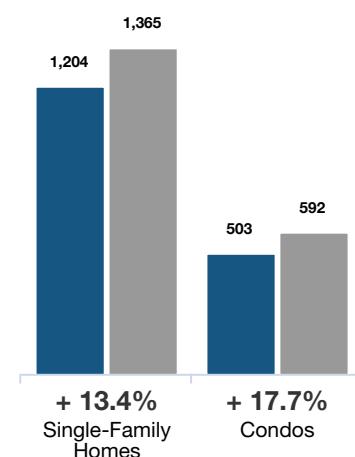
By Bedroom Count

■ 10-2024 ■ 10-2025



By Property Type

■ 10-2024 ■ 10-2025



All Properties

By Price Range	10-2024	10-2025	Change
\$150,000 and Below	39	64	+ 64.1%
\$150,001 to \$250,000	46	66	+ 43.5%
\$250,001 to \$350,000	235	261	+ 11.1%
\$350,001 to \$500,000	476	479	+ 0.6%
\$500,001 to \$750,000	421	455	+ 8.1%
\$750,001 to \$1,000,000	149	210	+ 40.9%
\$1,000,001 and Above	379	467	+ 23.2%
All Price Ranges	1,745	2,012	+ 15.3%

Single-Family Homes

By Bedroom Count	10-2024	10-2025	Change	10-2024	10-2025	Change
2 Bedrooms or Less	6	8	+ 33.3%	1	4	+ 300.0%
3 Bedrooms	20	14	- 30.0%	25	51	+ 104.0%
4 Bedrooms or More	78	70	- 10.3%	157	190	+ 21.0%
All Bedroom Counts	343	341	- 0.6%	132	138	+ 4.5%
All Properties	1,204	1,365	+ 13.4%	503	592	+ 17.7%

By Bedroom Count	10-2024	10-2025	Change
2 Bedrooms or Less	585	688	+ 17.6%
3 Bedrooms	598	628	+ 5.0%
4 Bedrooms or More	545	691	+ 26.8%
All Bedroom Counts	1,745	2,012	+ 15.3%

By Bedroom Count	10-2024	10-2025	Change	10-2024	10-2025	Change
2 Bedrooms or Less	206	218	+ 5.8%	350	422	+ 20.6%
3 Bedrooms	480	493	+ 2.7%	115	129	+ 12.2%
4 Bedrooms or More	513	649	+ 26.5%	27	41	+ 51.9%
All Bedroom Counts	1,204	1,365	+ 13.4%	503	592	+ 17.7%

Months Supply of Inventory

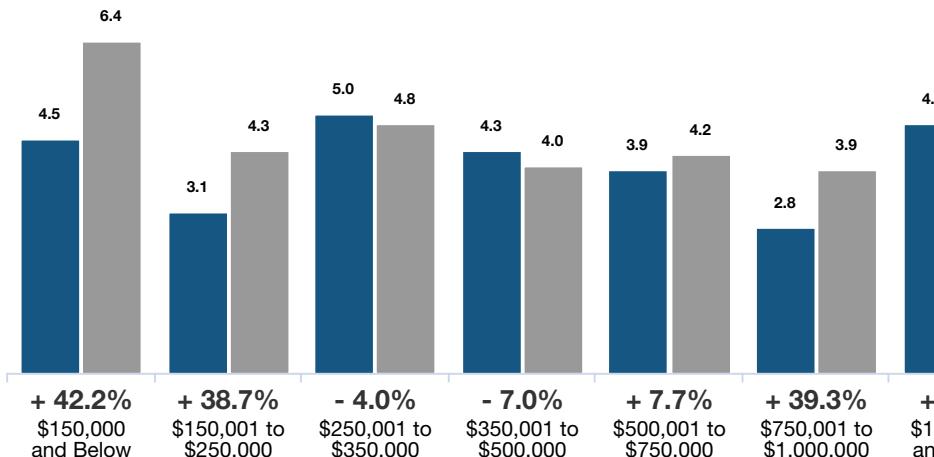
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.



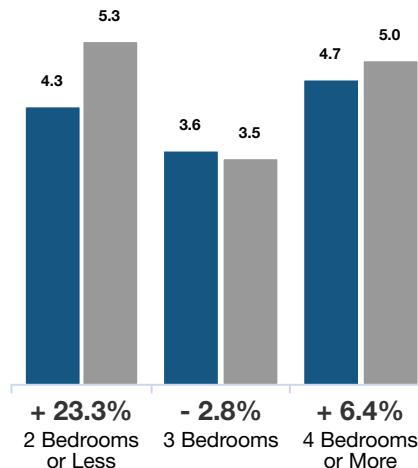
By Price Range

■ 10-2024 ■ 10-2025



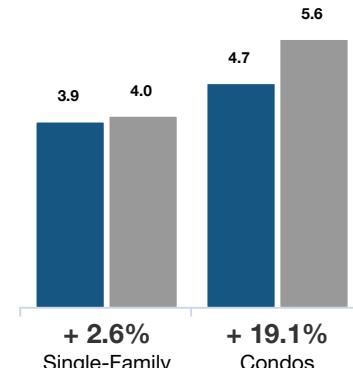
By Bedroom Count

■ 10-2024 ■ 10-2025



By Property Type

■ 10-2024 ■ 10-2025



All Properties

By Price Range	10-2024	10-2025	Change
\$150,000 and Below	4.5	6.4	+ 42.2%
\$150,001 to \$250,000	3.1	4.3	+ 38.7%
\$250,001 to \$350,000	5.0	4.8	- 4.0%
\$350,001 to \$500,000	4.3	4.0	- 7.0%
\$500,001 to \$750,000	3.9	4.2	+ 7.7%
\$750,001 to \$1,000,000	2.8	3.9	+ 39.3%
\$1,000,001 and Above	4.8	5.1	+ 6.2%
All Price Ranges	4.1	4.5	+ 9.8%

Single-Family Homes

By Price Range	10-2024	10-2025	Change	10-2024	10-2025	Change
\$150,000 and Below	2.6	3.2	+ 23.1%	0.8	1.8	+ 125.0%
\$150,001 to \$250,000	5.5	2.9	- 47.3%	2.3	4.9	+ 113.0%
\$250,001 to \$350,000	3.6	2.5	- 30.6%	6.1	7.4	+ 21.3%
\$350,001 to \$500,000	4.0	3.5	- 12.5%	5.5	5.9	+ 7.3%
\$500,001 to \$750,000	3.7	4.0	+ 8.1%	4.5	4.9	+ 8.9%
\$750,001 to \$1,000,000	2.8	4.1	+ 46.4%	2.8	3.2	+ 14.3%
\$1,000,001 and Above	4.8	5.1	+ 6.2%	4.8	5.1	+ 6.2%
All Price Ranges	3.9	4.0	+ 2.6%	4.7	5.6	+ 19.1%

By Bedroom Count

By Bedroom Count	10-2024	10-2025	Change
2 Bedrooms or Less	4.3	5.3	+ 23.3%
3 Bedrooms	3.6	3.5	- 2.8%
4 Bedrooms or More	4.7	5.0	+ 6.4%

All Bedroom Counts

By Bedroom Count	10-2024	10-2025	Change	10-2024	10-2025	Change
2 Bedrooms or Less	3.3	3.7	+ 12.1%	5.0	6.2	+ 24.0%
3 Bedrooms	3.6	3.3	- 8.3%	3.6	4.2	+ 16.7%
4 Bedrooms or More	4.6	5.0	+ 8.7%	5.0	6.7	+ 34.0%