

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



June 2026

U.S. pending home sales increased for the fourth consecutive month, rising 3.8%, according to the National Association of REALTORS®. Contract signings were up 4.8% from a year earlier. Sales advanced across all four regions month-over-month and year-over-year, reflecting continued buyer activity as consumers adjust to elevated mortgage rates. For the 12-month period spanning July 2025 through June 2026, Pending Sales in the Hilton Head Association of REALTORS® region went up 7.9 percent overall. The price range with the largest pending sales gain was the \$250,001 to \$350,000 range, where sales improved 22.1 percent.

The overall Median Sales Price remained flat at \$550,000. The property type with the largest gain was the Single-Family Homes segment, where prices improved 3.4 percent to \$610,000. The price range that tended to sell the quickest was the \$750,001 to \$1,000,000 range at 111 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 171 days.

Market-wide, inventory levels was down 4.5 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale were up 2.3 percent. That amounts to 4.1 months of inventory for Single-Family Homes and 5.9 months of inventory for Condos.

Quick Facts

+ 22.1%	+ 17.3%	+ 9.8%
Price Range with Strongest Sales: \$250,001 to \$350,000	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

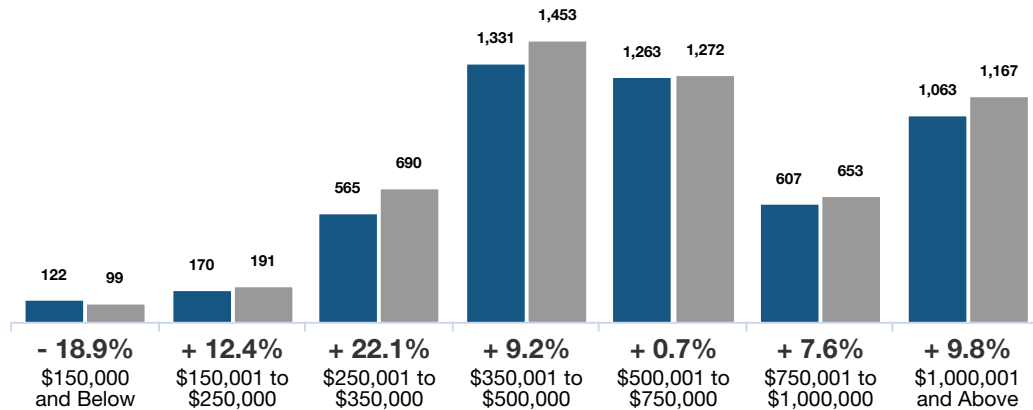
Pending Sales

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



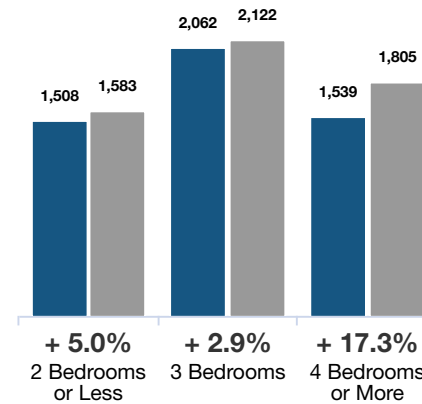
By Price Range

■ 6-2025 ■ 6-2026



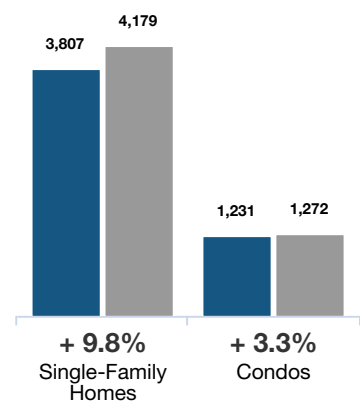
By Bedroom Count

■ 6-2025 ■ 6-2026



By Property Type

■ 6-2025 ■ 6-2026



All Properties

By Price Range	6-2025	6-2026	Change
\$150,000 and Below	122	99	- 18.9%
\$150,001 to \$250,000	170	191	+ 12.4%
\$250,001 to \$350,000	565	690	+ 22.1%
\$350,001 to \$500,000	1,331	1,453	+ 9.2%
\$500,001 to \$750,000	1,263	1,272	+ 0.7%
\$750,001 to \$1,000,000	607	653	+ 7.6%
\$1,000,001 and Above	1,063	1,167	+ 9.8%
All Price Ranges	5,121	5,525	+ 7.9%
By Bedroom Count	6-2025	6-2026	Change
2 Bedrooms or Less	1,508	1,583	+ 5.0%
3 Bedrooms	2,062	2,122	+ 2.9%
4 Bedrooms or More	1,539	1,805	+ 17.3%
All Bedroom Counts	5,121	5,525	+ 7.9%

Single-Family Homes

6-2025	6-2026	Change
30	18	- 40.0%
54	43	- 20.4%
280	375	+ 33.9%
1,051	1,174	+ 11.7%
961	986	+ 2.6%
472	529	+ 12.1%
959	1,054	+ 9.9%
3,807	4,179	+ 9.8%
6-2025	6-2026	Change
689	678	- 1.6%
1,665	1,746	+ 4.9%
1,450	1,743	+ 20.2%
3,807	4,179	+ 9.8%

Condos

6-2025	6-2026	Change
14	14	0.0%
114	146	+ 28.1%
285	314	+ 10.2%
279	279	0.0%
301	285	- 5.3%
134	121	- 9.7%
104	113	+ 8.7%
1,231	1,272	+ 3.3%
6-2025	6-2026	Change
763	858	+ 12.5%
373	353	- 5.4%
87	58	- 33.3%
1,231	1,272	+ 3.3%

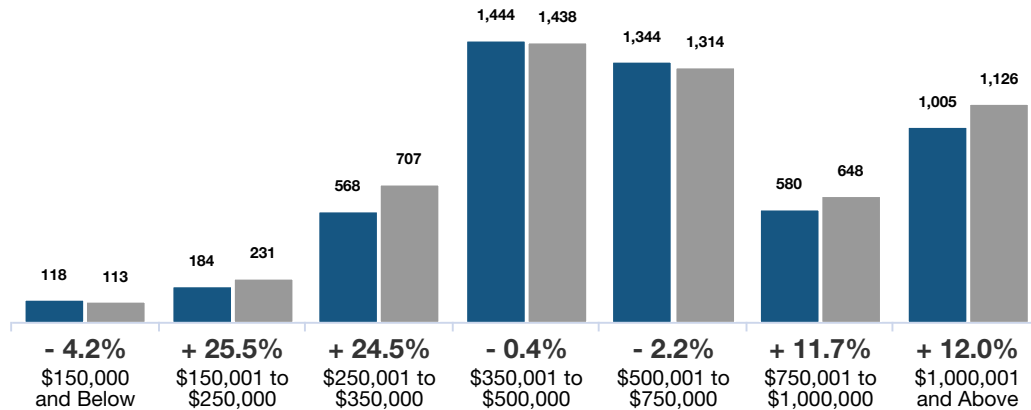
Closed Sales

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



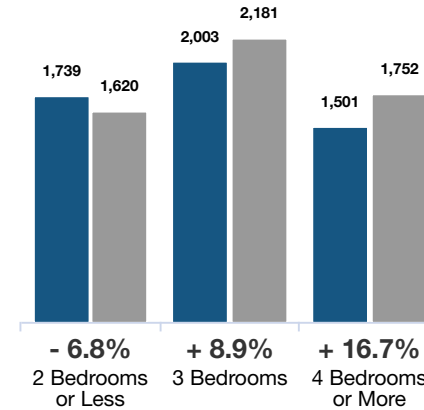
By Price Range

■ 6-2025 ■ 6-2026



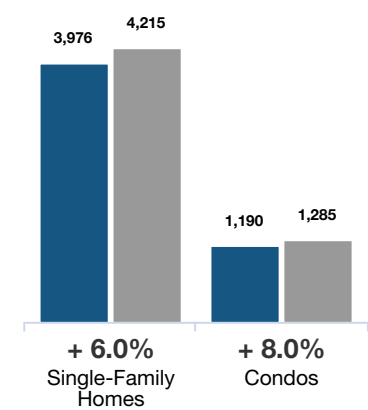
By Bedroom Count

■ 6-2025 ■ 6-2026



By Property Type

■ 6-2025 ■ 6-2026



All Properties				Single-Family Homes			Condos		
By Price Range	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change
\$150,000 and Below	118	113	- 4.2%	31	25	- 19.4%	13	18	+ 38.5%
\$150,001 to \$250,000	184	231	+ 25.5%	48	48	0.0%	135	182	+ 34.8%
\$250,001 to \$350,000	568	707	+ 24.5%	276	410	+ 48.6%	292	296	+ 1.4%
\$350,001 to \$500,000	1,444	1,438	- 0.4%	1,194	1,158	- 3.0%	250	279	+ 11.6%
\$500,001 to \$750,000	1,344	1,314	- 2.2%	1,061	1,033	- 2.6%	282	280	- 0.7%
\$750,001 to \$1,000,000	580	648	+ 11.7%	462	520	+ 12.6%	117	125	+ 6.8%
\$1,000,001 and Above	1,005	1,126	+ 12.0%	904	1,021	+ 12.9%	101	105	+ 4.0%
All Price Ranges	5,243	5,577	+ 6.4%	3,976	4,215	+ 6.0%	1,190	1,285	+ 8.0%
By Bedroom Count	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change
2 Bedrooms or Less	1,739	1,620	- 6.8%	936	710	- 24.1%	751	861	+ 14.6%
3 Bedrooms	2,003	2,181	+ 8.9%	1,616	1,809	+ 11.9%	365	349	- 4.4%
4 Bedrooms or More	1,501	1,752	+ 16.7%	1,424	1,684	+ 18.3%	74	64	- 13.5%
All Bedroom Counts	5,243	5,577	+ 6.4%	3,976	4,215	+ 6.0%	1,190	1,285	+ 8.0%

Days On Market Until Sale

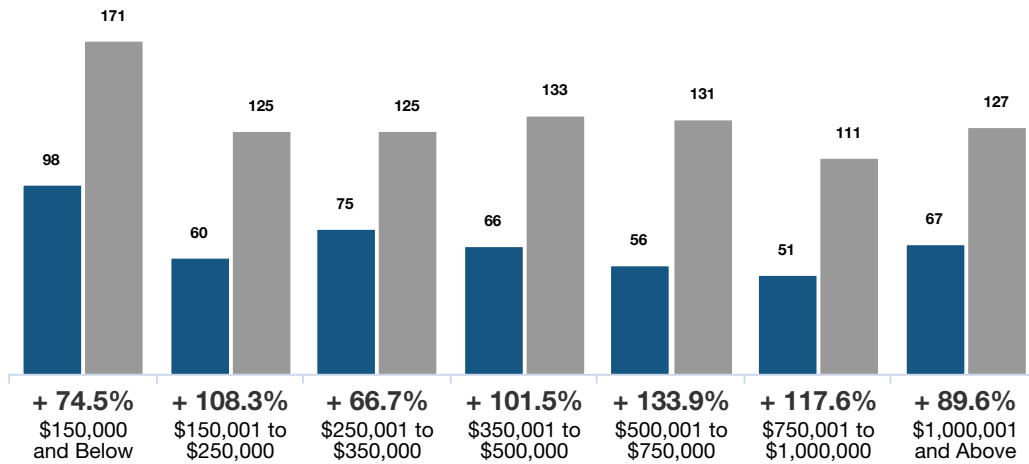
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



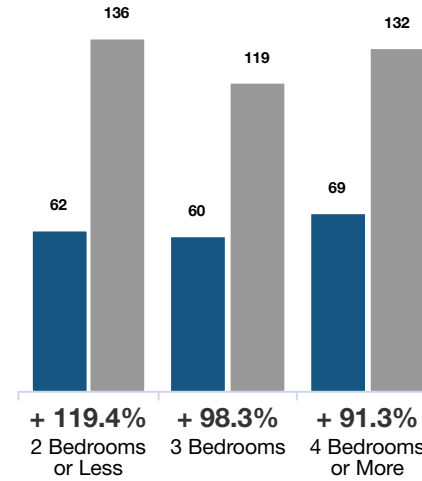
By Price Range

■ 6-2025 ■ 6-2026



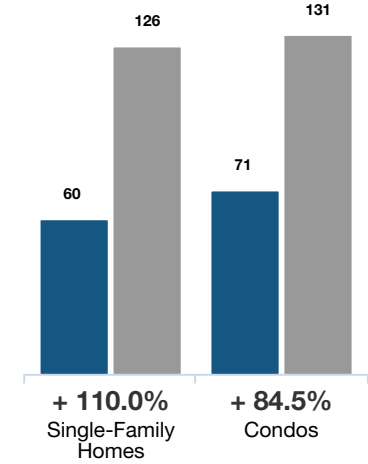
By Bedroom Count

■ 6-2025 ■ 6-2026



By Property Type

■ 6-2025 ■ 6-2026



All Properties				Single-Family Homes				Condos			
By Price Range	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026
\$150,000 and Below	98	171	+ 74.5%	72	176	+ 144.4%	44	102	+ 131.8%		
\$150,001 to \$250,000	60	125	+ 108.3%	68	92	+ 35.3%	53	134	+ 152.8%		
\$250,001 to \$350,000	75	125	+ 66.7%	61	118	+ 93.4%	89	135	+ 51.7%		
\$350,001 to \$500,000	66	133	+ 101.5%	64	130	+ 103.1%	73	145	+ 98.6%		
\$500,001 to \$750,000	56	131	+ 133.9%	50	130	+ 160.0%	76	135	+ 77.6%		
\$750,001 to \$1,000,000	51	111	+ 117.6%	51	114	+ 123.5%	53	98	+ 84.9%		
\$1,000,001 and Above	67	127	+ 89.6%	69	128	+ 85.5%	50	113	+ 126.0%		
All Price Ranges	63	128	+ 103.2%	60	126	+ 110.0%	71	131	+ 84.5%		
By Bedroom Count	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026
2 Bedrooms or Less	62	136	+ 119.4%	45	135	+ 200.0%	78	132	+ 69.2%		
3 Bedrooms	60	119	+ 98.3%	60	117	+ 95.0%	61	131	+ 114.8%		
4 Bedrooms or More	69	132	+ 91.3%	70	132	+ 88.6%	52	131	+ 151.9%		
All Bedroom Counts	63	128	+ 103.2%	60	126	+ 110.0%	71	131	+ 84.5%		

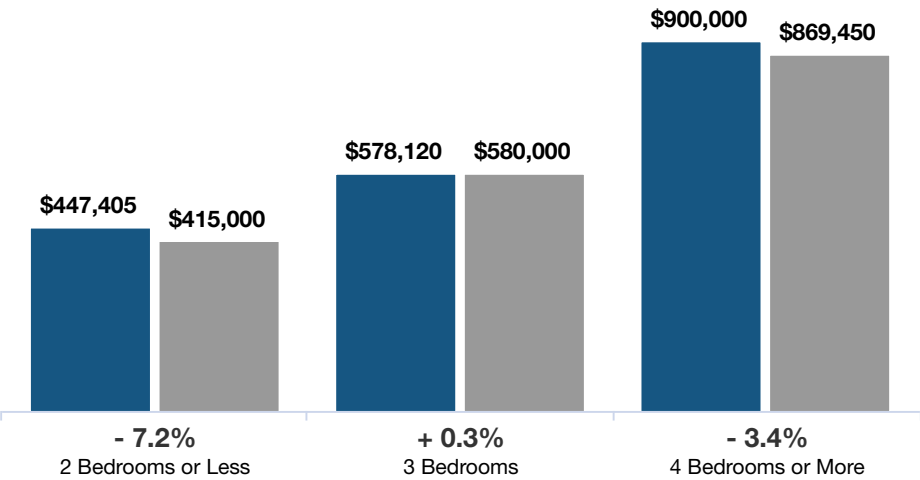
Median Sales Price

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



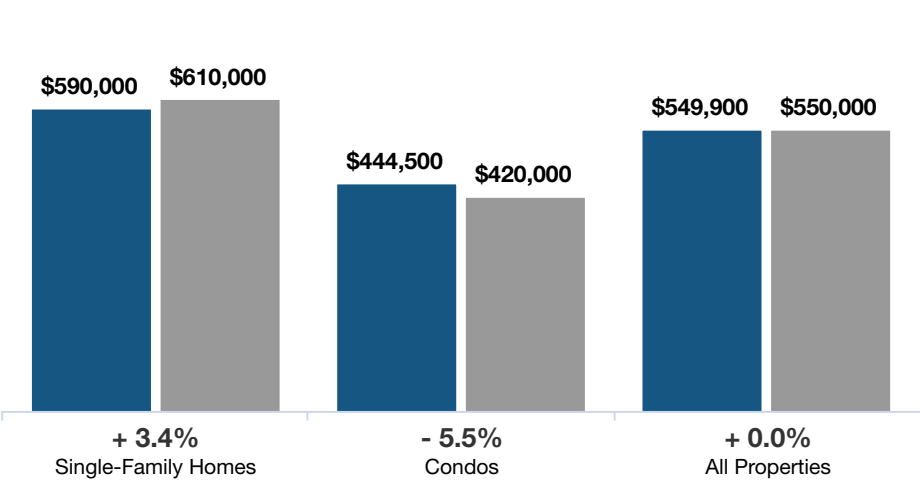
By Bedroom Count

6-2025 6-2026



By Property Type

6-2025 6-2026



All Properties

By Bedroom Count	6-2025	6-2026	Change
2 Bedrooms or Less	\$447,405	\$415,000	- 7.2%
3 Bedrooms	\$578,120	\$580,000	+ 0.3%
4 Bedrooms or More	\$900,000	\$869,450	- 3.4%
All Bedroom Counts	\$549,900	\$550,000	+ 0.0%

Single-Family Homes

6-2025	6-2026	Change
\$477,997	\$459,250	- 3.9%
\$598,688	\$590,000	- 1.5%
\$926,000	\$873,500	- 5.7%
\$590,000	\$610,000	+ 3.4%

Condos

6-2025	6-2026	Change
\$375,500	\$369,000	- 1.7%
\$510,000	\$557,000	+ 9.2%
\$731,144	\$798,092	+ 9.2%
\$444,500	\$420,000	- 5.5%

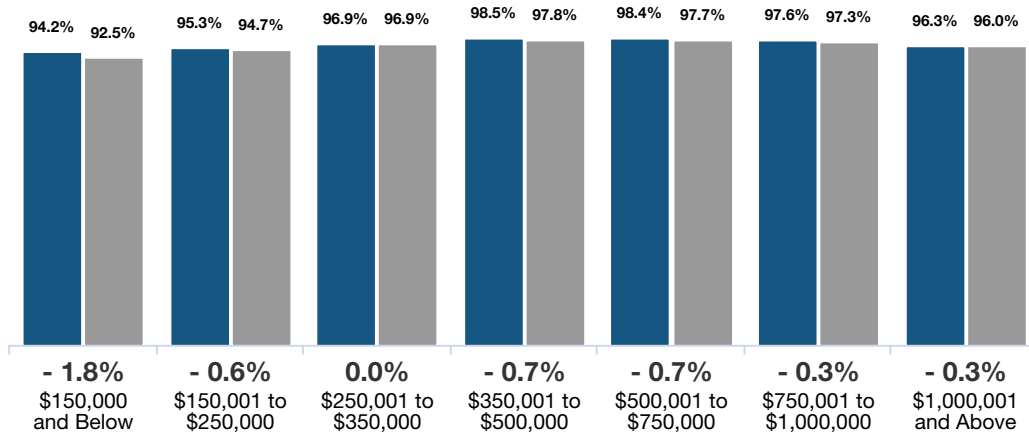
Percent of List Price Received

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.**



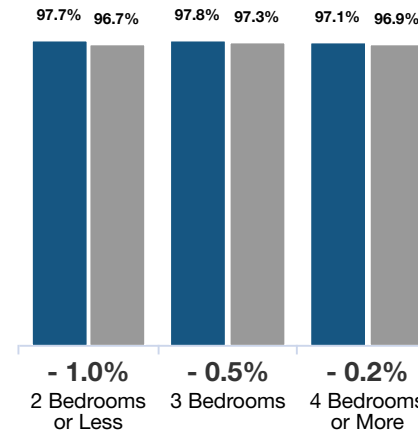
By Price Range

■ 6-2025 ■ 6-2026



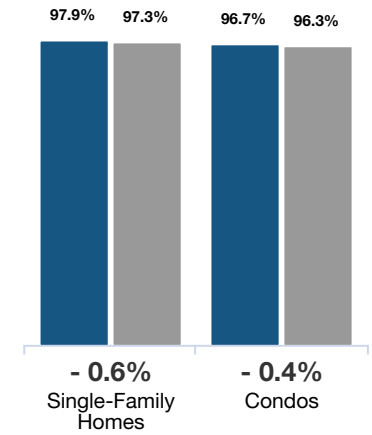
By Bedroom Count

■ 6-2025 ■ 6-2026



By Property Type

■ 6-2025 ■ 6-2026



All Properties				Single-Family Homes			Condos		
By Price Range	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change
\$150,000 and Below	94.2%	92.5%	- 1.8%	101.5%	93.7%	- 7.7%	89.7%	90.0%	+ 0.3%
\$150,001 to \$250,000	95.3%	94.7%	- 0.6%	95.2%	95.6%	+ 0.4%	95.4%	94.5%	- 0.9%
\$250,001 to \$350,000	96.9%	96.9%	0.0%	97.5%	97.2%	- 0.3%	96.4%	96.3%	- 0.1%
\$350,001 to \$500,000	98.5%	97.8%	- 0.7%	98.7%	98.1%	- 0.6%	97.2%	96.7%	- 0.5%
\$500,001 to \$750,000	98.4%	97.7%	- 0.7%	98.8%	97.9%	- 0.9%	96.9%	97.0%	+ 0.1%
\$750,001 to \$1,000,000	97.6%	97.3%	- 0.3%	97.6%	97.3%	- 0.3%	97.7%	97.4%	- 0.3%
\$1,000,001 and Above	96.3%	96.0%	- 0.3%	96.2%	95.9%	- 0.3%	97.4%	96.4%	- 1.0%
All Price Ranges	97.6%	97.0%	- 0.6%	97.9%	97.3%	- 0.6%	96.7%	96.3%	- 0.4%
By Bedroom Count	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change
2 Bedrooms or Less	97.7%	96.7%	- 1.0%	99.2%	97.9%	- 1.3%	96.3%	96.0%	- 0.3%
3 Bedrooms	97.8%	97.3%	- 0.5%	98.0%	97.4%	- 0.6%	97.3%	97.0%	- 0.3%
4 Bedrooms or More	97.1%	96.9%	- 0.2%	97.0%	96.9%	- 0.1%	98.0%	96.5%	- 1.5%
All Bedroom Counts	97.6%	97.0%	- 0.6%	97.9%	97.3%	- 0.6%	96.7%	96.3%	- 0.4%

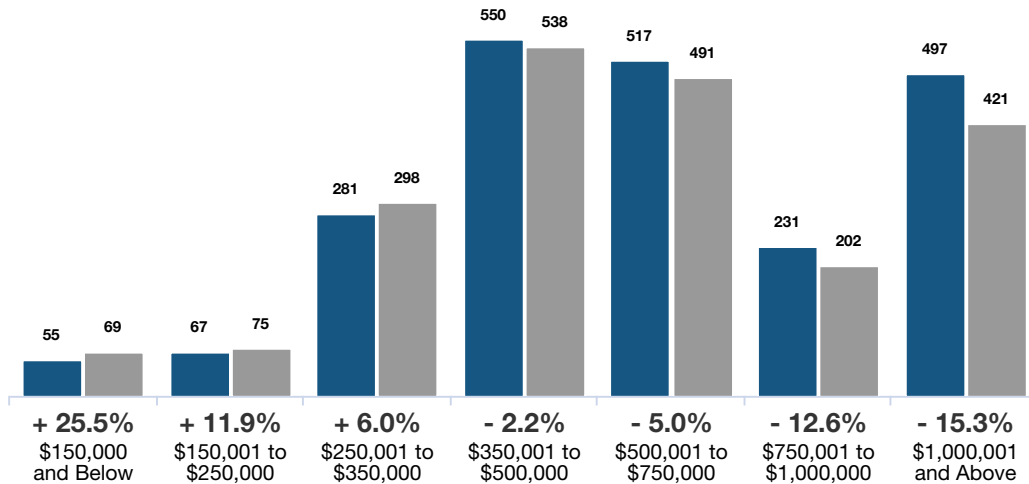
Inventory of Homes for Sale

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



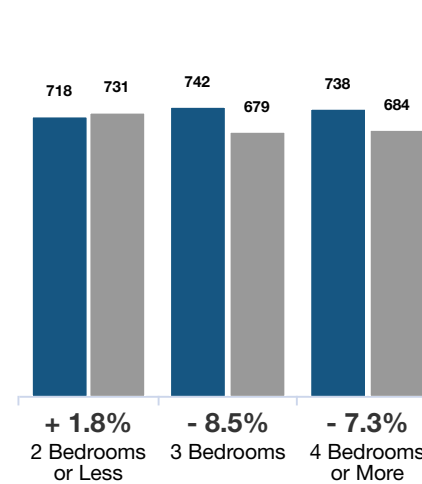
By Price Range

■ 6-2025 ■ 6-2026



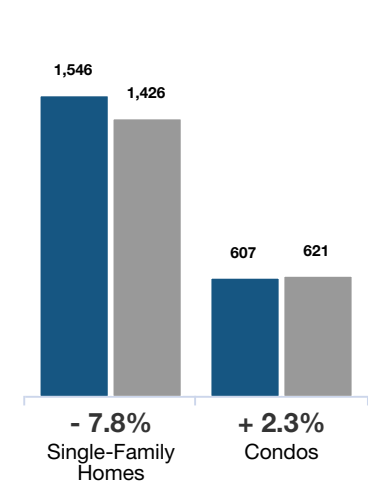
By Bedroom Count

■ 6-2025 ■ 6-2026



By Property Type

■ 6-2025 ■ 6-2026



All Properties				Single-Family Homes			Condos		
By Price Range	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change
\$150,000 and Below	55	69	+ 25.5%	7	10	+ 42.9%	4	7	+ 75.0%
\$150,001 to \$250,000	67	75	+ 11.9%	15	15	0.0%	52	60	+ 15.4%
\$250,001 to \$350,000	281	298	+ 6.0%	103	107	+ 3.9%	178	190	+ 6.7%
\$350,001 to \$500,000	550	538	- 2.2%	406	398	- 2.0%	144	139	- 3.5%
\$500,001 to \$750,000	517	491	- 5.0%	370	355	- 4.1%	146	136	- 6.8%
\$750,001 to \$1,000,000	231	202	- 12.6%	193	157	- 18.7%	36	45	+ 25.0%
\$1,000,001 and Above	497	421	- 15.3%	451	378	- 16.2%	46	43	- 6.5%
All Price Ranges	2,200	2,101	- 4.5%	1,546	1,426	- 7.8%	607	621	+ 2.3%
By Bedroom Count	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change
2 Bedrooms or Less	718	731	+ 1.8%	254	246	- 3.1%	423	436	+ 3.1%
3 Bedrooms	742	679	- 8.5%	602	535	- 11.1%	137	139	+ 1.5%
4 Bedrooms or More	738	684	- 7.3%	690	638	- 7.5%	45	46	+ 2.2%
All Bedroom Counts	2,200	2,101	- 4.5%	1,546	1,426	- 7.8%	607	621	+ 2.3%

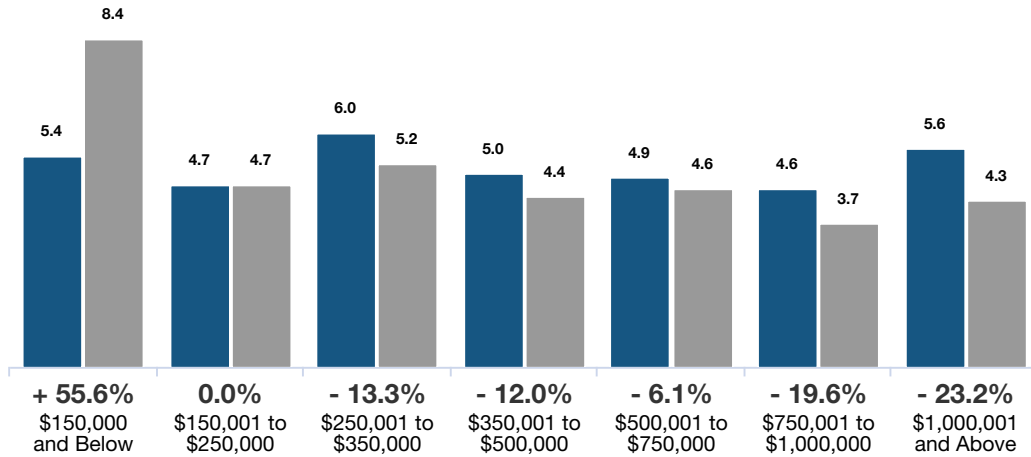
Months Supply of Inventory

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.**



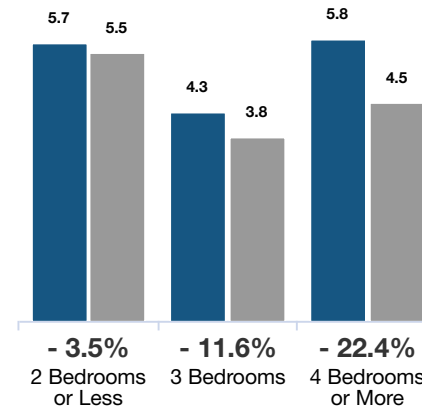
By Price Range

■ 6-2025 ■ 6-2026



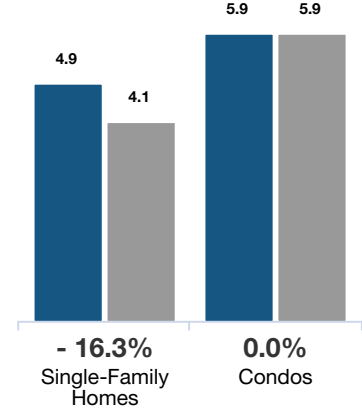
By Bedroom Count

■ 6-2025 ■ 6-2026



By Property Type

■ 6-2025 ■ 6-2026



All Properties

By Price Range	6-2025	6-2026	Change
\$150,000 and Below	5.4	8.4	+ 55.6%
\$150,001 to \$250,000	4.7	4.7	0.0%
\$250,001 to \$350,000	6.0	5.2	- 13.3%
\$350,001 to \$500,000	5.0	4.4	- 12.0%
\$500,001 to \$750,000	4.9	4.6	- 6.1%
\$750,001 to \$1,000,000	4.6	3.7	- 19.6%
\$1,000,001 and Above	5.6	4.3	- 23.2%
All Price Ranges	5.2	4.6	- 11.5%

Single-Family Homes

	6-2025	6-2026	Change
2 Bedrooms or Less	2.8	5.0	+ 78.6%
3 Bedrooms	3.3	3.8	+ 15.2%
4 Bedrooms or More	4.4	3.4	- 22.7%
	4.6	4.1	- 10.9%
	4.6	4.3	- 6.5%
	4.9	3.6	- 26.5%
	5.6	4.3	- 23.2%
All Single-Family Homes	4.9	4.1	- 16.3%

Condos

	6-2025	6-2026	Change
1 Bedroom	1.7	4.0	+ 135.3%
2 Bedrooms	5.5	4.9	- 10.9%
3 Bedrooms	7.5	7.3	- 2.7%
4 Bedrooms or More	6.2	6.0	- 3.2%
	5.8	5.7	- 1.7%
	3.2	4.5	+ 40.6%
	5.3	4.6	- 13.2%
All Condos	5.9	5.9	0.0%

By Bedroom Count

	6-2025	6-2026	Change
2 Bedrooms or Less	5.7	5.5	- 3.5%
3 Bedrooms	4.3	3.8	- 11.6%
4 Bedrooms or More	5.8	4.5	- 22.4%
All Bedroom Counts	5.2	4.6	- 11.5%

By Price Range

	6-2025	6-2026	Change
\$150,000 and Below	2.8	5.0	+ 78.6%
\$150,001 to \$250,000	3.3	3.8	+ 15.2%
\$250,001 to \$350,000	4.4	3.4	- 22.7%
\$350,001 to \$500,000	4.6	4.1	- 10.9%
\$500,001 to \$750,000	4.6	4.3	- 6.5%
\$750,001 to \$1,000,000	4.9	3.6	- 26.5%
\$1,000,001 and Above	5.6	4.3	- 23.2%
All Price Ranges	4.9	4.1	- 16.3%

By Property Type

	6-2025	6-2026	Change
Single-Family Homes	6.7	6.1	- 9.0%
Condos	4.4	4.7	+ 6.8%
All Property Types	5.9	5.9	0.0%