Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®

October 2026

Pending home sales fell 11.3 percent from a year earlier in September and 7.3 percent from August, with declines in all four regions, according to the National Association of REALTORS®. The West had the largest decreases, down 15.0 percent from a year earlier and 9.2 percent from August. For the 12-month period spanning November 2025 through October 2026, Pending Sales in the Hilton Head Association of REALTORS region dropped 0.1 percent overall. The price range with the largest pending sales gain was the $150,001 to $250,000 range, where sales improved 11.5 percent.

The overall Median Sales Price were up 0.4 percent to $550,000. The property type with the largest gain was the Single-Family Homes segment, where prices went up 2.5 percent to $610,000. 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 189 days.

Market-wide, inventory levels softened 4.6 percent. The property type with the smallest loss was the Condos segment, where the number of properties for sale decreased 3.1 percent. That amounts to 4.2 months of inventory for Single-Family Homes and 5.7 months of inventory for Condos.

Quick Facts

+ 11.5%	+ 9.9%	+ 0.6%
Price Range with Strongest Sales: **$150,001 to $250,000**	Bedroom Count with Strongest Sales: **4 Bedrooms or More**	Property Type With Strongest Sales: **Single-Family Homes**

Pending Sales	2
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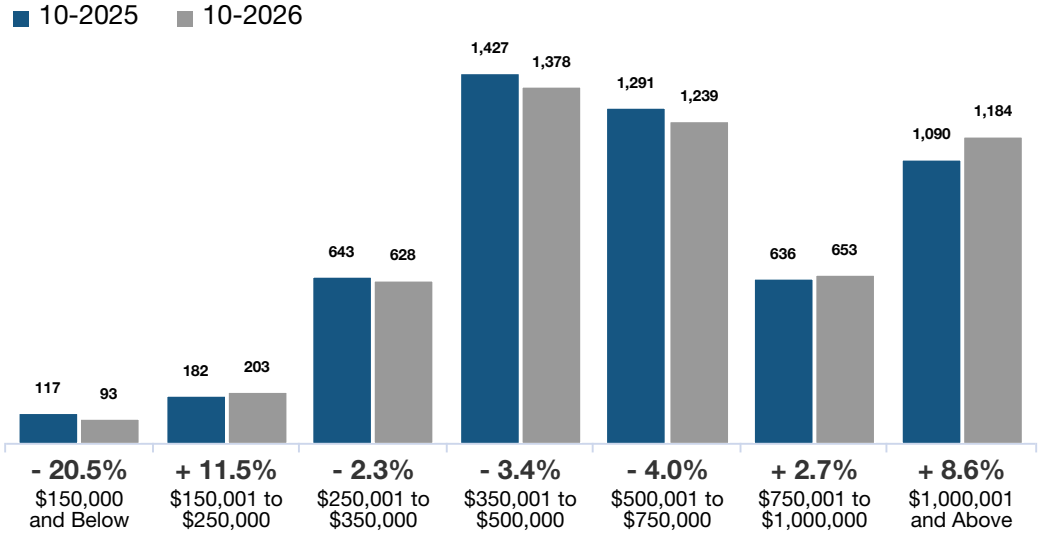
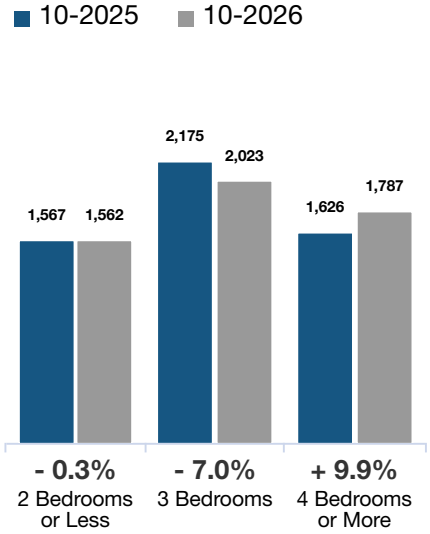
Pending Sales

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

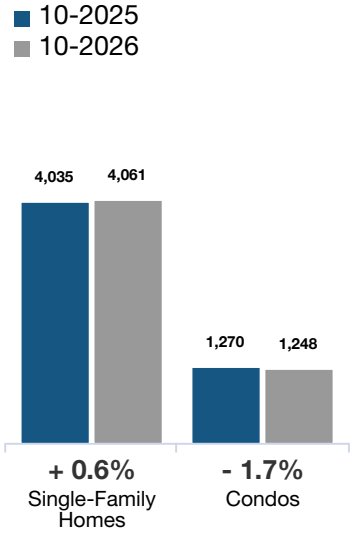
By Price Range



By Bedroom Count



By Property Type

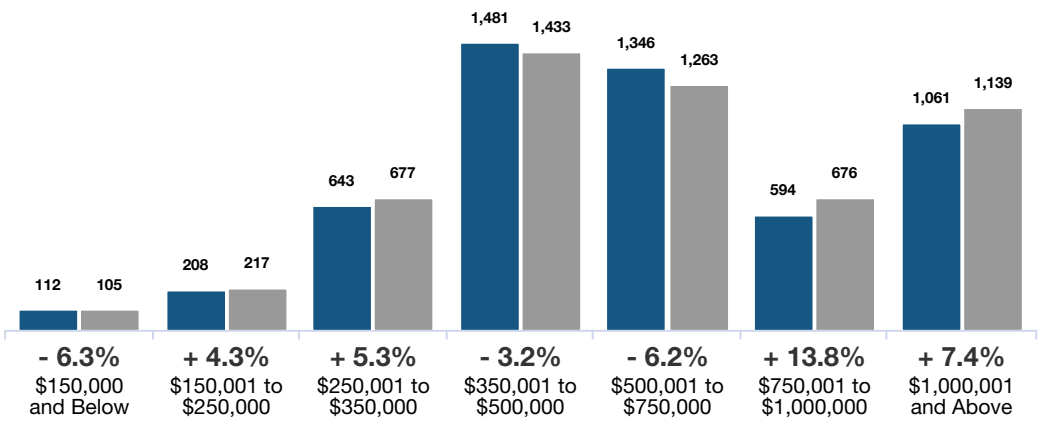


	All Properties			Single-Family Homes			Condos		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$150,000 and Below	117	93	- 20.5%	28	16	- 42.9%	15	15	0.0%
$150,001 to $250,000	182	203	+ 11.5%	57	37	- 35.1%	123	165	+ 34.1%
$250,001 to $350,000	643	628	- 2.3%	334	342	+ 2.4%	309	285	- 7.8%
$350,001 to $500,000	1,427	1,378	- 3.4%	1,146	1,111	- 3.1%	280	266	- 5.0%
$500,001 to $750,000	1,291	1,239	- 4.0%	985	966	- 1.9%	304	273	- 10.2%
$750,001 to $1,000,000	636	653	+ 2.7%	502	520	+ 3.6%	132	129	- 2.3%
$1,000,001 and Above	1,090	1,184	+ 8.6%	983	1,069	+ 8.7%	107	115	+ 7.5%
All Price Ranges	**5,386**	**5,378**	**- 0.1%**	**4,035**	**4,061**	**+ 0.6%**	**1,270**	**1,248**	**- 1.7%**
By Bedroom Count	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
2 Bedrooms or Less	1,567	1,562	- 0.3%	693	675	- 2.6%	824	841	+ 2.1%
3 Bedrooms	2,175	2,023	- 7.0%	1,784	1,665	- 6.7%	365	339	- 7.1%
4 Bedrooms or More	1,626	1,787	+ 9.9%	1,549	1,715	+ 10.7%	73	68	- 6.8%
All Bedroom Counts	**5,386**	**5,378**	**- 0.1%**	**4,035**	**4,061**	**+ 0.6%**	**1,270**	**1,248**	**- 1.7%**

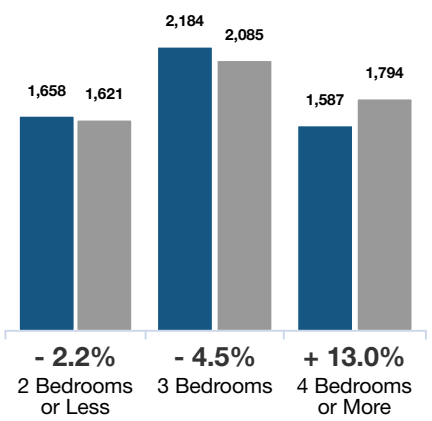
Closed Sales

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

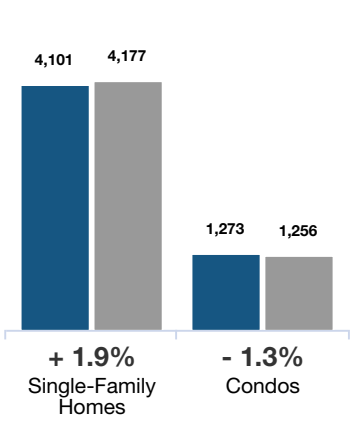
By Price Range



By Bedroom Count



By Property Type



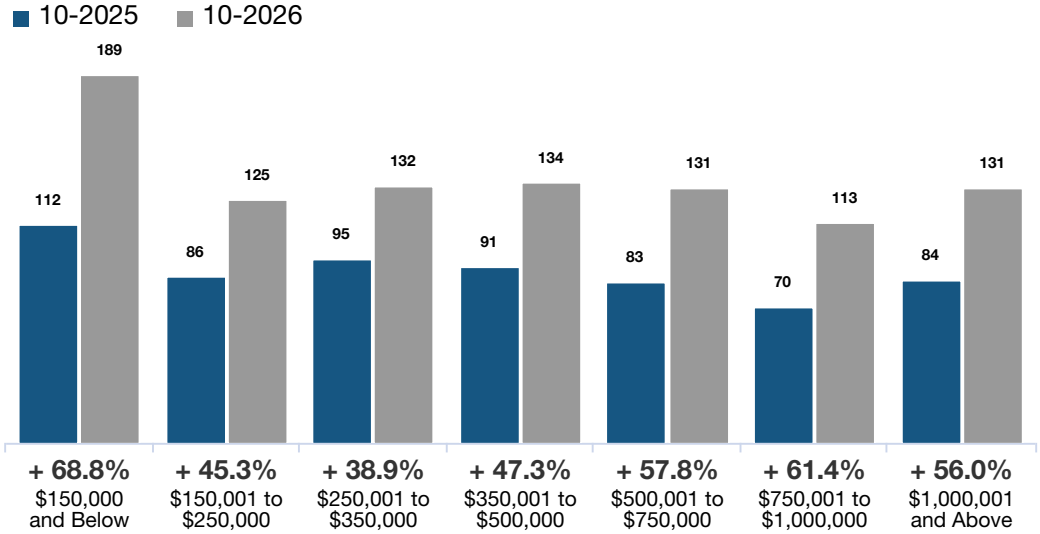
	All Properties			Single-Family Homes			Condos		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$150,000 and Below	112	105	- 6.3%	30	17	- 43.3%	16	18	+ 12.5%
$150,001 to $250,000	208	217	+ 4.3%	62	29	- 53.2%	144	188	+ 30.6%
$250,001 to $350,000	643	677	+ 5.3%	335	399	+ 19.1%	308	277	- 10.1%
$350,001 to $500,000	1,481	1,433	- 3.2%	1,211	1,166	- 3.7%	269	266	- 1.1%
$500,001 to $750,000	1,346	1,263	- 6.2%	1,032	991	- 4.0%	313	270	- 13.7%
$750,001 to $1,000,000	594	676	+ 13.8%	477	543	+ 13.8%	116	130	+ 12.1%
$1,000,001 and Above	1,061	1,139	+ 7.4%	954	1,032	+ 8.2%	107	107	0.0%
All Price Ranges	**5,445**	**5,510**	**+ 1.2%**	**4,101**	**4,177**	**+ 1.9%**	**1,273**	**1,256**	**- 1.3%**
By Bedroom Count	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
2 Bedrooms or Less	1,658	1,621	- 2.2%	800	722	- 9.8%	815	846	+ 3.8%
3 Bedrooms	2,184	2,085	- 4.5%	1,793	1,721	- 4.0%	366	346	- 5.5%
4 Bedrooms or More	1,587	1,794	+ 13.0%	1,503	1,725	+ 14.8%	82	63	- 23.2%
All Bedroom Counts	**5,445**	**5,510**	**+ 1.2%**	**4,101**	**4,177**	**+ 1.9%**	**1,273**	**1,256**	**- 1.3%**

Days On Market Until Sale

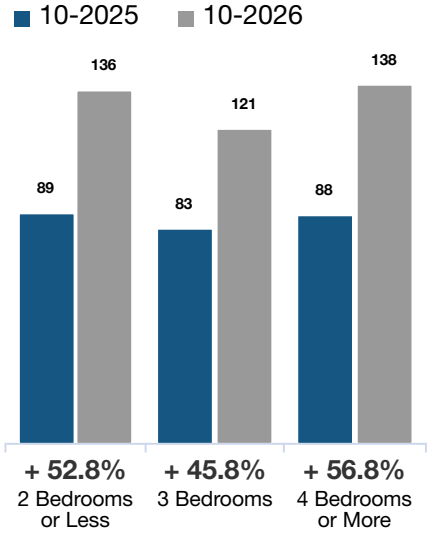
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

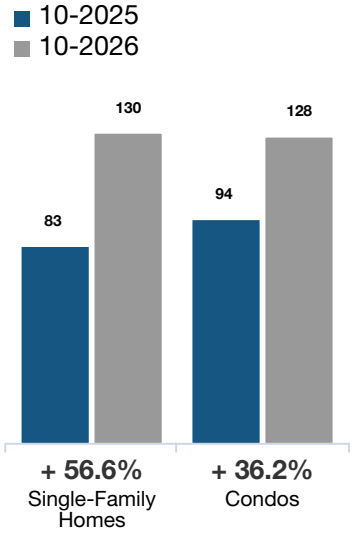
By Price Range



By Bedroom Count



By Property Type

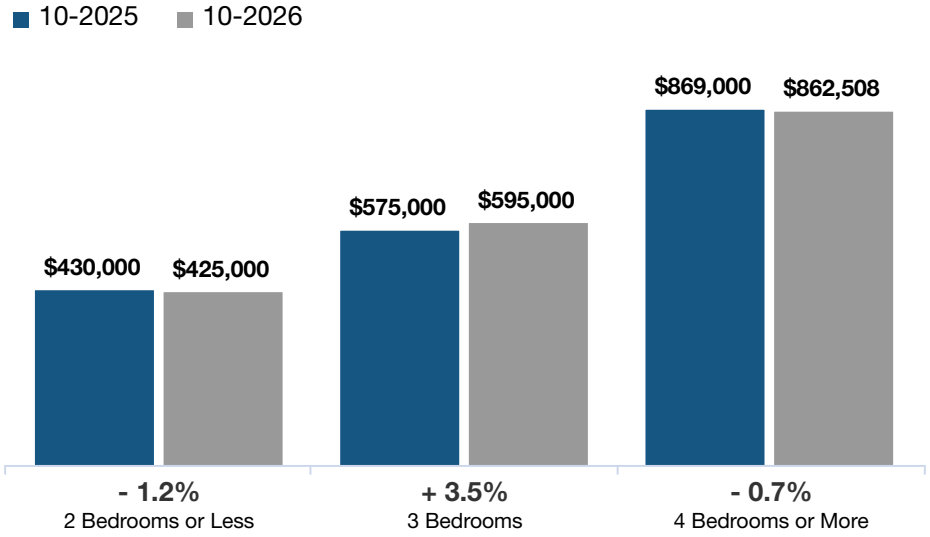


	All Properties			Single-Family Homes			Condos		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$150,000 and Below	112	189	+ 68.8%	81	206	+ 154.3%	61	103	+ 68.9%
$150,001 to $250,000	86	125	+ 45.3%	84	97	+ 15.5%	84	129	+ 53.6%
$250,001 to $350,000	95	132	+ 38.9%	84	123	+ 46.4%	108	146	+ 35.2%
$350,001 to $500,000	91	134	+ 47.3%	88	134	+ 52.3%	105	133	+ 26.7%
$500,001 to $750,000	83	131	+ 57.8%	80	131	+ 63.8%	92	132	+ 43.5%
$750,001 to $1,000,000	70	113	+ 61.4%	69	118	+ 71.0%	73	93	+ 27.4%
$1,000,001 and Above	84	131	+ 56.0%	85	134	+ 57.6%	74	106	+ 43.2%
All Price Ranges	**86**	**131**	**+ 52.3%**	**83**	**130**	**+ 56.6%**	**94**	**128**	**+ 36.2%**
By Bedroom Count	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
2 Bedrooms or Less	89	136	+ 52.8%	73	135	+ 84.9%	99	129	+ 30.3%
3 Bedrooms	83	121	+ 45.8%	83	120	+ 44.6%	83	129	+ 55.4%
4 Bedrooms or More	88	138	+ 56.8%	88	138	+ 56.8%	84	113	+ 34.5%
All Bedroom Counts	**86**	**131**	**+ 52.3%**	**83**	**130**	**+ 56.6%**	**94**	**128**	**+ 36.2%**

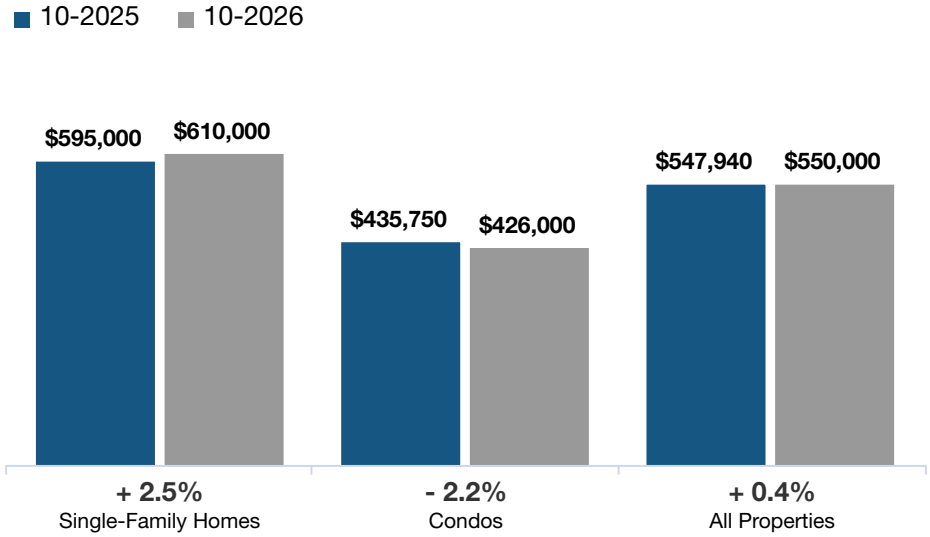
Median Sales Price

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		
	10-2025	10-2026	Change	10-2025	10-2026	Change	10-2025	10-2026	Change
2 Bedrooms or Less	$430,000	$425,000	- 1.2%	$472,640	$464,950	- 1.6%	$370,029	$375,000	+ 1.3%
3 Bedrooms	$575,000	$595,000	+ 3.5%	$584,900	$605,000	+ 3.4%	$550,000	$550,000	0.0%
4 Bedrooms or More	$869,000	$862,508	- 0.7%	$900,000	$870,000	- 3.3%	$731,144	$700,000	- 4.3%
All Bedroom Counts	**$547,940**	**$550,000**	**+ 0.4%**	**$595,000**	**$610,000**	**+ 2.5%**	**$435,750**	**$426,000**	**- 2.2%**

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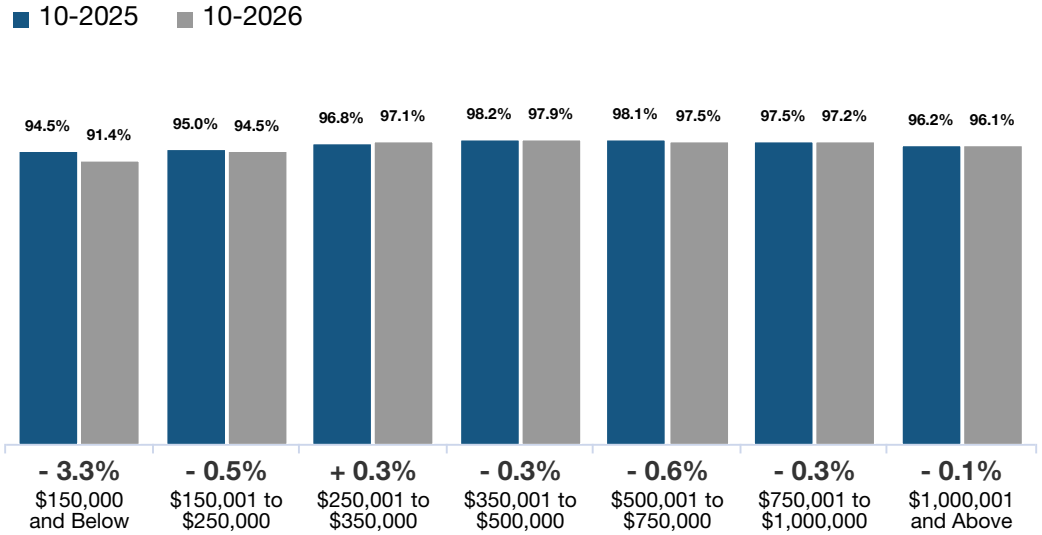
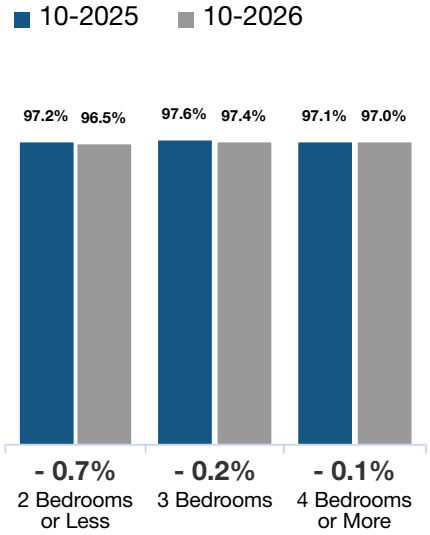
Percent of List Price Received

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.**

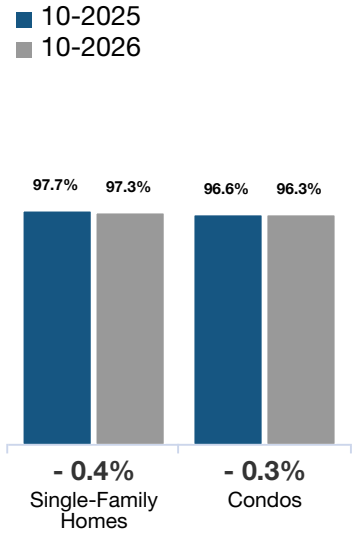
By Price Range



By Bedroom Count



By Property Type

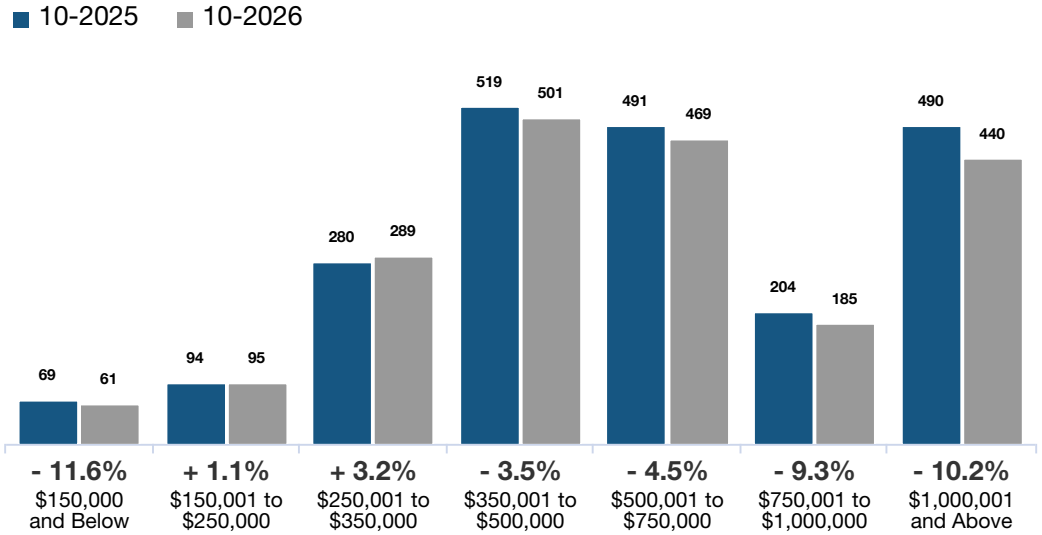


	All Properties			Single-Family Homes			Condos		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$150,000 and Below	94.5%	91.4%	- 3.3%	103.3%	92.0%	- 10.9%	90.2%	88.2%	- 2.2%
$150,001 to $250,000	95.0%	94.5%	- 0.5%	95.0%	95.2%	+ 0.2%	95.1%	94.3%	- 0.8%
$250,001 to $350,000	96.8%	97.1%	+ 0.3%	97.3%	97.6%	+ 0.3%	96.2%	96.5%	+ 0.3%
$350,001 to $500,000	98.2%	97.9%	- 0.3%	98.4%	98.2%	- 0.2%	97.0%	96.9%	- 0.1%
$500,001 to $750,000	98.1%	97.5%	- 0.6%	98.5%	97.6%	- 0.9%	97.0%	97.0%	0.0%
$750,001 to $1,000,000	97.5%	97.2%	- 0.3%	97.4%	97.2%	- 0.2%	97.7%	97.3%	- 0.4%
$1,000,001 and Above	96.2%	96.1%	- 0.1%	96.1%	96.1%	0.0%	96.8%	96.6%	- 0.2%
All Price Ranges	**97.3%**	**97.0%**	**- 0.3%**	**97.7%**	**97.3%**	**- 0.4%**	**96.6%**	**96.3%**	**- 0.3%**
By Bedroom Count	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
2 Bedrooms or Less	97.2%	96.5%	- 0.7%	98.7%	97.6%	- 1.1%	96.1%	96.0%	- 0.1%
3 Bedrooms	97.6%	97.4%	- 0.2%	97.7%	97.5%	- 0.2%	97.3%	97.2%	- 0.1%
4 Bedrooms or More	97.1%	97.0%	- 0.1%	97.1%	97.0%	- 0.1%	97.6%	96.4%	- 1.2%
All Bedroom Counts	**97.3%**	**97.0%**	**- 0.3%**	**97.7%**	**97.3%**	**- 0.4%**	**96.6%**	**96.3%**	**- 0.3%**

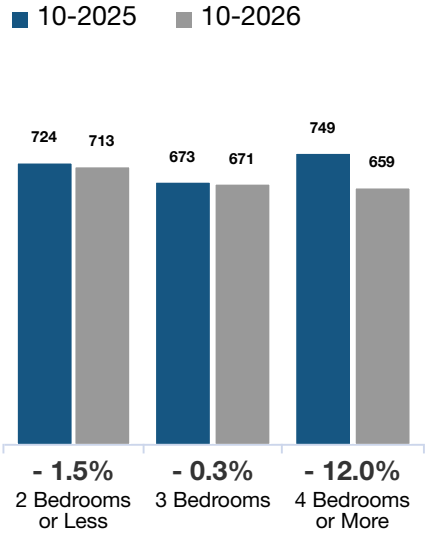
Inventory of Homes for Sale

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

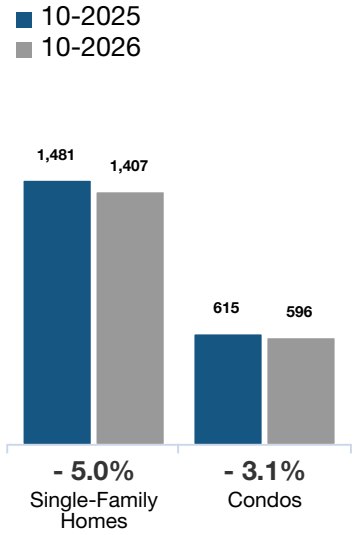
By Price Range



By Bedroom Count



By Property Type

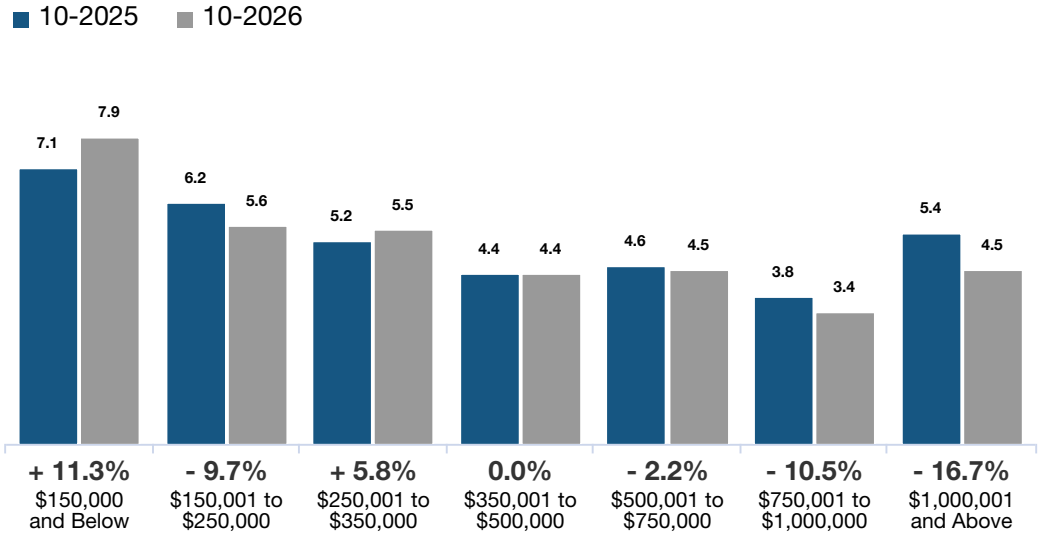


	All Properties			Single-Family Homes			Condos		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$150,000 and Below	69	61	- 11.6%	10	12	+ 20.0%	7	5	- 28.6%
$150,001 to $250,000	94	95	+ 1.1%	17	23	+ 35.3%	76	71	- 6.6%
$250,001 to $350,000	280	289	+ 3.2%	100	123	+ 23.0%	179	165	- 7.8%
$350,001 to $500,000	519	501	- 3.5%	378	364	- 3.7%	141	136	- 3.5%
$500,001 to $750,000	491	469	- 4.5%	364	336	- 7.7%	127	133	+ 4.7%
$750,001 to $1,000,000	204	185	- 9.3%	165	148	- 10.3%	38	36	- 5.3%
$1,000,001 and Above	490	440	- 10.2%	445	392	- 11.9%	45	48	+ 6.7%
All Price Ranges	**2,151**	**2,052**	**- 4.6%**	**1,481**	**1,407**	**- 5.0%**	**615**	**596**	**- 3.1%**
By Bedroom Count	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
2 Bedrooms or Less	724	713	- 1.5%	239	256	+ 7.1%	437	418	- 4.3%
3 Bedrooms	673	671	- 0.3%	531	534	+ 0.6%	136	129	- 5.1%
4 Bedrooms or More	749	659	- 12.0%	706	610	- 13.6%	42	48	+ 14.3%
All Bedroom Counts	**2,151**	**2,052**	**- 4.6%**	**1,481**	**1,407**	**- 5.0%**	**615**	**596**	**- 3.1%**

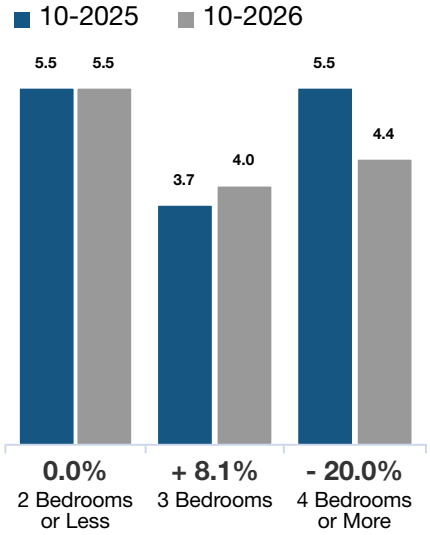
Months Supply of Inventory

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.**

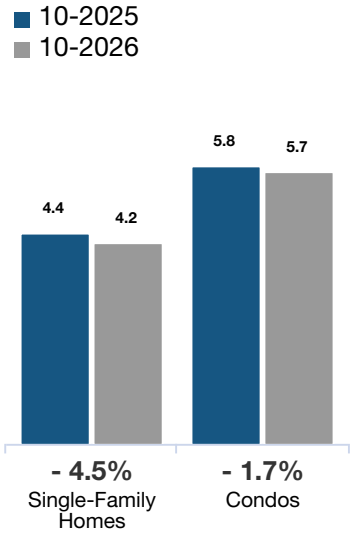
By Price Range



By Bedroom Count



By Property Type



	All Properties			Single-Family Homes			Condos		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$150,000 and Below	7.1	7.9	+ 11.3%	4.3	6.0	+ 39.5%	2.8	3.0	+ 7.1%
$150,001 to $250,000	6.2	5.6	- 9.7%	3.6	6.8	+ 88.9%	7.4	5.2	- 29.7%
$250,001 to $350,000	5.2	5.5	+ 5.8%	3.6	4.3	+ 19.4%	7.0	6.9	- 1.4%
$350,001 to $500,000	4.4	4.4	0.0%	4.0	3.9	- 2.5%	6.0	6.1	+ 1.7%
$500,001 to $750,000	4.6	4.5	- 2.2%	4.4	4.2	- 4.5%	5.0	5.8	+ 16.0%
$750,001 to $1,000,000	3.8	3.4	- 10.5%	3.9	3.4	- 12.8%	3.5	3.3	- 5.7%
$1,000,001 and Above	5.4	4.5	- 16.7%	5.4	4.4	- 18.5%	5.0	5.0	0.0%
All Price Ranges	**4.8**	**4.6**	**- 4.2%**	**4.4**	**4.2**	**- 4.5%**	**5.8**	**5.7**	**- 1.7%**
By Bedroom Count	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
2 Bedrooms or Less	5.5	5.5	0.0%	4.1	4.6	+ 12.2%	6.4	6.0	- 6.3%
3 Bedrooms	3.7	4.0	+ 8.1%	3.6	3.8	+ 5.6%	4.5	4.6	+ 2.2%
4 Bedrooms or More	5.5	4.4	- 20.0%	5.5	4.3	- 21.8%	6.9	8.5	+ 23.2%
All Bedroom Counts	**4.8**	**4.6**	**- 4.2%**	**4.4**	**4.2**	**- 4.5%**	**5.8**	**5.7**	**- 1.7%**