

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



May 2025

U.S. sales of new residential homes rose 10.9% month-over-month and 3.3% year-over-year to a seasonally adjusted annual rate of 743,000 units, according to the U.S. Census Bureau. Economists polled by Reuters had forecast sales declining to a rate of 693,000 units for the month. There were an estimated 504,000 new homes for sale heading into May, for an 8.1-month supply at the current sales pace. For the 12-month period spanning June 2024 through May 2025, Pending Sales in the Hilton Head Association of REALTORS® region decreased 0.9 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales increased 18.4 percent.

The overall Median Sales Price improved 2.8 percent to \$549,945. The property type with the largest gain was the Single-Family Homes segment, where prices went up 3.4 percent to \$589,000. The price range that tended to sell the quickest was the \$750,001 to \$1,000,000 range at 49 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 94 days.

Market-wide, inventory levels rose 29.1 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale were up 33.9 percent. That amounts to 4.5 months of inventory for Single-Family Homes and 6.0 months of inventory for Condos.

Quick Facts

+ 18.4%	+ 15.8%	+ 1.5%
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
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



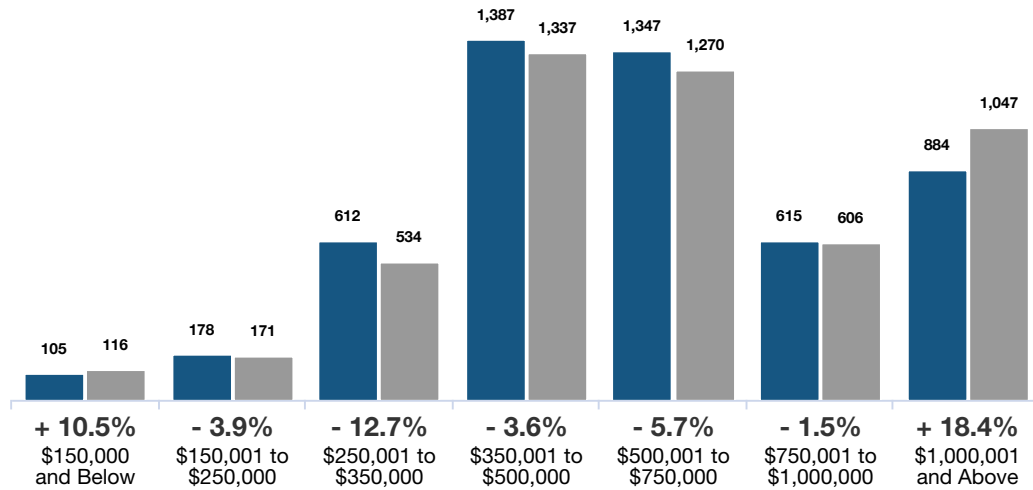
Pending Sales

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



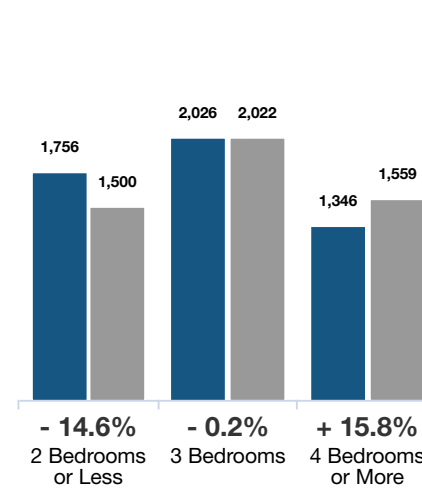
By Price Range

■ 5-2024 ■ 5-2025



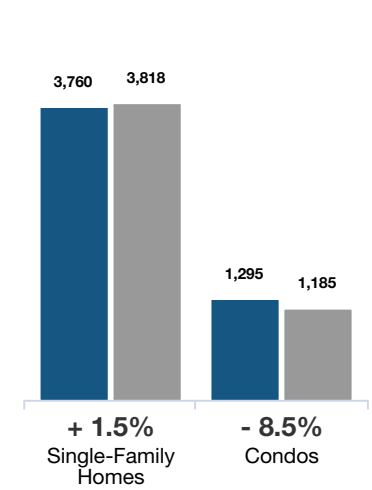
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



All Properties				Single-Family Homes			Condos		
By Price Range	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
\$150,000 and Below	105	116	+ 10.5%	33	30	- 9.1%	7	12	+ 71.4%
\$150,001 to \$250,000	178	171	- 3.9%	39	54	+ 38.5%	138	115	- 16.7%
\$250,001 to \$350,000	612	534	- 12.7%	304	266	- 12.5%	308	268	- 13.0%
\$350,001 to \$500,000	1,387	1,337	- 3.6%	1,098	1,076	- 2.0%	288	261	- 9.4%
\$500,001 to \$750,000	1,347	1,270	- 5.7%	1,013	979	- 3.4%	329	290	- 11.9%
\$750,001 to \$1,000,000	615	606	- 1.5%	466	471	+ 1.1%	148	134	- 9.5%
\$1,000,001 and Above	884	1,047	+ 18.4%	807	942	+ 16.7%	77	105	+ 36.4%
All Price Ranges	5,128	5,081	- 0.9%	3,760	3,818	+ 1.5%	1,295	1,185	- 8.5%
By Bedroom Count	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
2 Bedrooms or Less	1,756	1,500	- 14.6%	824	712	- 13.6%	880	734	- 16.6%
3 Bedrooms	2,026	2,022	- 0.2%	1,647	1,637	- 0.6%	365	364	- 0.3%
4 Bedrooms or More	1,346	1,559	+ 15.8%	1,289	1,469	+ 14.0%	50	87	+ 74.0%
All Bedroom Counts	5,128	5,081	- 0.9%	3,760	3,818	+ 1.5%	1,295	1,185	- 8.5%

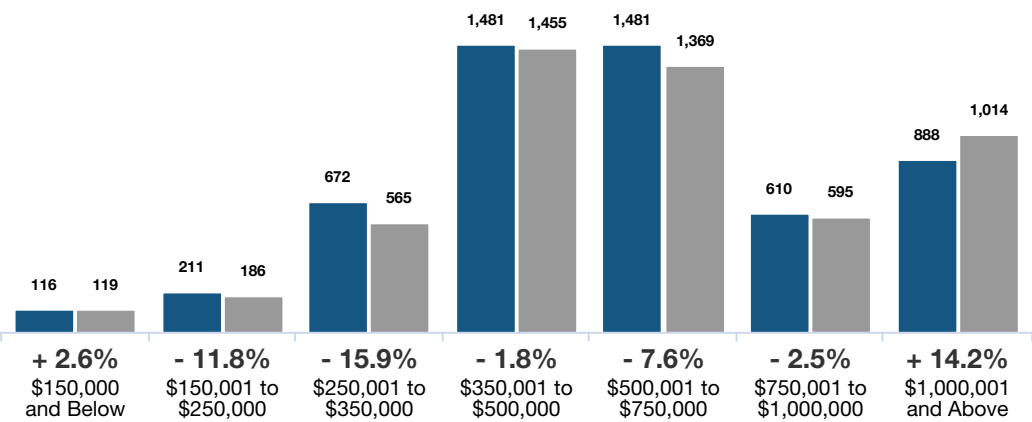
Closed Sales

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



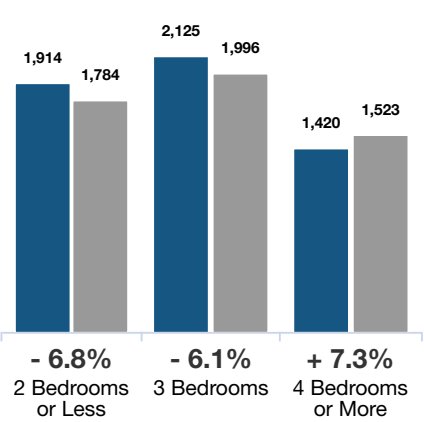
By Price Range

■ 5-2024 ■ 5-2025



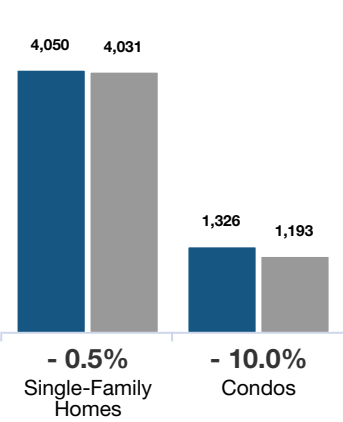
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



All Properties				Single-Family Homes			Condos		
By Price Range	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
\$150,000 and Below	116	119	+ 2.6%	33	32	- 3.0%	8	11	+ 37.5%
\$150,001 to \$250,000	211	186	- 11.8%	40	54	+ 35.0%	170	131	- 22.9%
\$250,001 to \$350,000	672	565	- 15.9%	369	274	- 25.7%	303	291	- 4.0%
\$350,001 to \$500,000	1,481	1,455	- 1.8%	1,208	1,201	- 0.6%	272	254	- 6.6%
\$500,001 to \$750,000	1,481	1,369	- 7.6%	1,134	1,086	- 4.2%	342	282	- 17.5%
\$750,001 to \$1,000,000	610	595	- 2.5%	470	472	+ 0.4%	139	122	- 12.2%
\$1,000,001 and Above	888	1,014	+ 14.2%	796	912	+ 14.6%	92	102	+ 10.9%
All Price Ranges	5,459	5,303	- 2.9%	4,050	4,031	- 0.5%	1,326	1,193	- 10.0%
By Bedroom Count	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
2 Bedrooms or Less	1,914	1,784	- 6.8%	979	972	- 0.7%	873	759	- 13.1%
3 Bedrooms	2,125	1,996	- 6.1%	1,711	1,613	- 5.7%	400	360	- 10.0%
4 Bedrooms or More	1,420	1,523	+ 7.3%	1,360	1,446	+ 6.3%	53	74	+ 39.6%
All Bedroom Counts	5,459	5,303	- 2.9%	4,050	4,031	- 0.5%	1,326	1,193	- 10.0%

Days On Market Until Sale

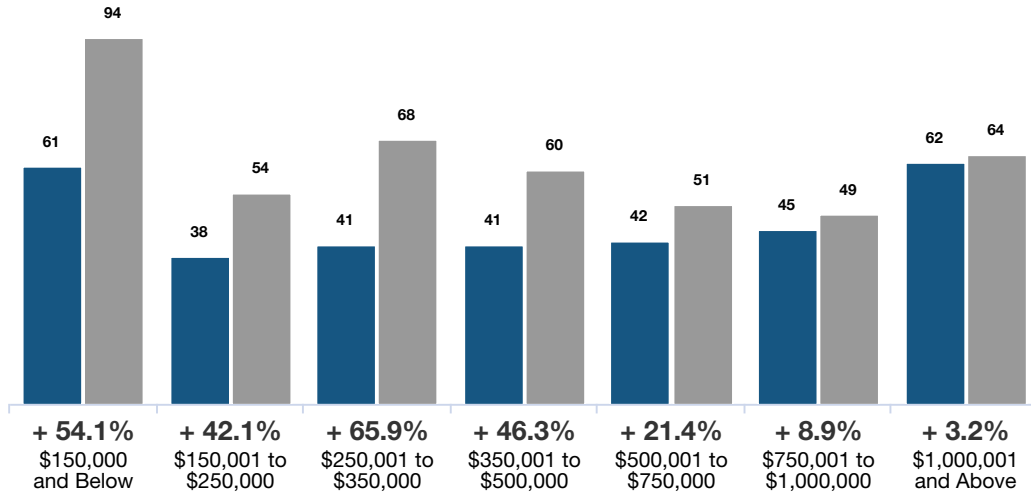
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



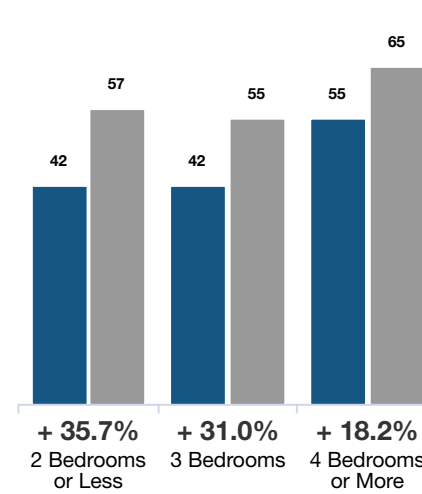
By Price Range

■ 5-2024 ■ 5-2025



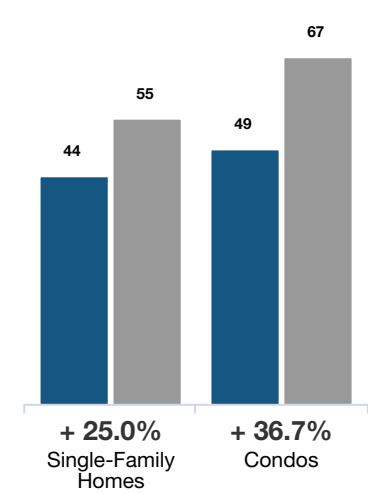
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



All Properties

By Price Range	5-2024	5-2025	Change
\$150,000 and Below	61	94	+ 54.1%
\$150,001 to \$250,000	38	54	+ 42.1%
\$250,001 to \$350,000	41	68	+ 65.9%
\$350,001 to \$500,000	41	60	+ 46.3%
\$500,001 to \$750,000	42	51	+ 21.4%
\$750,001 to \$1,000,000	45	49	+ 8.9%
\$1,000,001 and Above	62	64	+ 3.2%
All Price Ranges	46	59	+ 28.3%

Single-Family Homes

	5-2024	5-2025	Change
2 Bedrooms or Less	49	63	+ 28.6%
3 Bedrooms	37	62	+ 67.6%
4 Bedrooms or More	27	53	+ 96.3%
	39	58	+ 48.7%
	43	45	+ 4.7%
	46	49	+ 6.5%
	60	66	+ 10.0%
All Single-Family Homes	44	55	+ 25.0%

Condos

	5-2024	5-2025	Change
	20	35	+ 75.0%
	38	46	+ 21.1%
	58	83	+ 43.1%
	51	72	+ 41.2%
	41	73	+ 78.0%
	41	48	+ 17.1%
	79	46	- 41.8%
	49	67	+ 36.7%

By Bedroom Count

	5-2024	5-2025	Change
2 Bedrooms or Less	42	57	+ 35.7%
3 Bedrooms	42	55	+ 31.0%
4 Bedrooms or More	55	65	+ 18.2%
All Bedroom Counts	46	59	+ 28.3%

Single-Family Homes

34	41	+ 20.6%
40	54	+ 35.0%
55	65	+ 18.2%
44	55	+ 25.0%

	5-2024	5-2025	Change
	49	72	+ 46.9%
	51	57	+ 11.8%
	40	56	+ 40.0%
	49	67	+ 36.7%

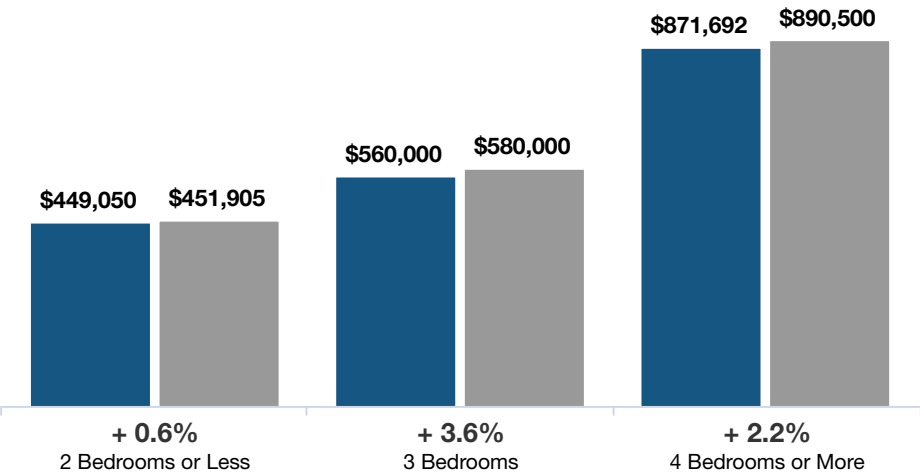
Median Sales Price

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



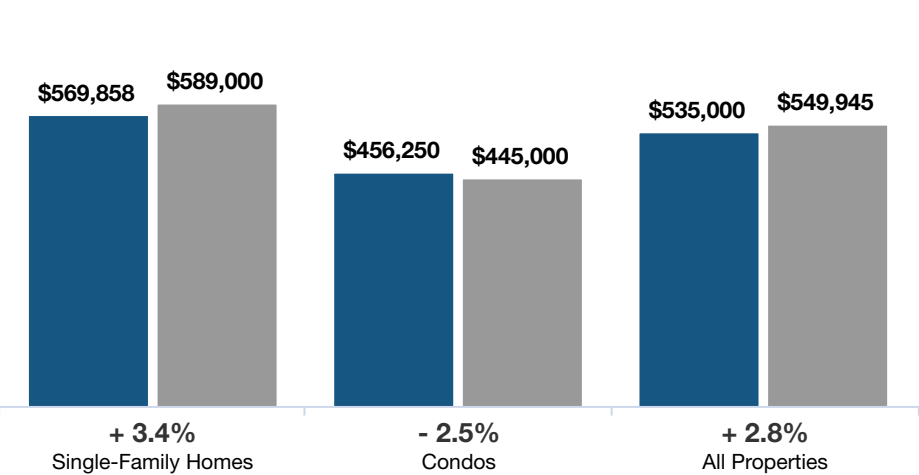
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



All Properties				Single-Family Homes			Condos		
By Bedroom Count	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
2 Bedrooms or Less	\$449,050	\$451,905	+ 0.6%	\$479,750	\$479,000	- 0.2%	\$387,500	\$385,000	- 0.6%
3 Bedrooms	\$560,000	\$580,000	+ 3.6%	\$570,900	\$600,000	+ 5.1%	\$541,250	\$500,000	- 7.6%
4 Bedrooms or More	\$871,692	\$890,500	+ 2.2%	\$875,000	\$915,000	+ 4.6%	\$749,000	\$712,500	- 4.9%
All Bedroom Counts	\$535,000	\$549,945	+ 2.8%	\$569,858	\$589,000	+ 3.4%	\$456,250	\$445,000	- 2.5%

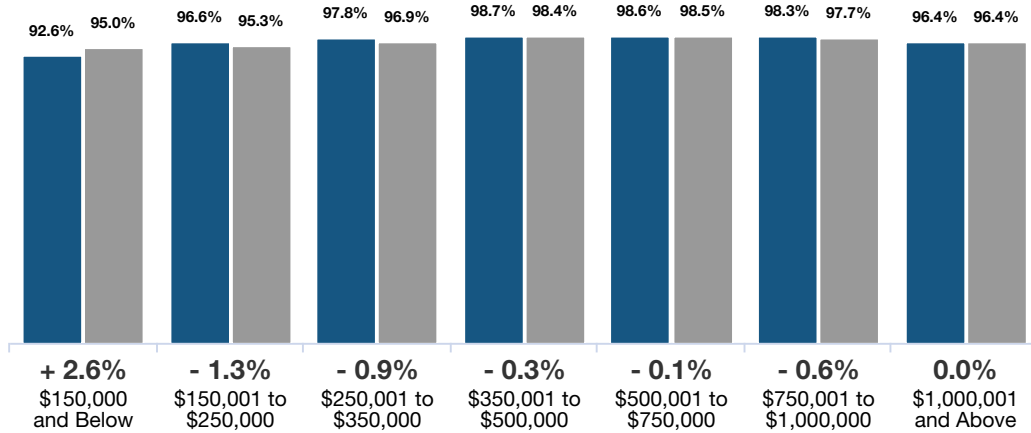
Percent of List Price Received

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.**



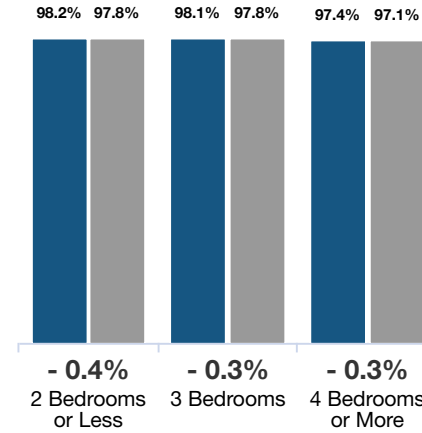
By Price Range

■ 5-2024 ■ 5-2025



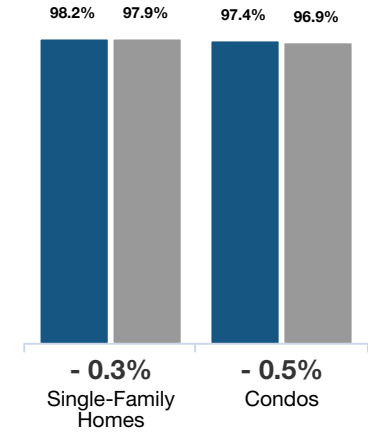
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



All Properties				Single-Family Homes			Condos		
By Price Range	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
\$150,000 and Below	92.6%	95.0%	+ 2.6%	92.7%	102.8%	+ 10.9%	94.6%	92.3%	- 2.4%
\$150,001 to \$250,000	96.6%	95.3%	- 1.3%	94.3%	94.9%	+ 0.6%	97.2%	95.4%	- 1.9%
\$250,001 to \$350,000	97.8%	96.9%	- 0.9%	98.3%	97.3%	- 1.0%	97.1%	96.5%	- 0.6%
\$350,001 to \$500,000	98.7%	98.4%	- 0.3%	99.1%	98.7%	- 0.4%	97.1%	97.3%	+ 0.2%
\$500,001 to \$750,000	98.6%	98.5%	- 0.1%	98.8%	98.8%	0.0%	97.8%	97.0%	- 0.8%
\$750,001 to \$1,000,000	98.3%	97.7%	- 0.6%	98.4%	97.6%	- 0.8%	98.0%	97.8%	- 0.2%
\$1,000,001 and Above	96.4%	96.4%	0.0%	96.3%	96.3%	0.0%	97.5%	97.8%	+ 0.3%
All Price Ranges	97.9%	97.6%	- 0.3%	98.2%	97.9%	- 0.3%	97.4%	96.9%	- 0.5%
By Bedroom Count	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
2 Bedrooms or Less	98.2%	97.8%	- 0.4%	99.4%	99.2%	- 0.2%	97.2%	96.5%	- 0.7%
3 Bedrooms	98.1%	97.8%	- 0.3%	98.2%	98.0%	- 0.2%	98.0%	97.4%	- 0.6%
4 Bedrooms or More	97.4%	97.1%	- 0.3%	97.4%	97.0%	- 0.4%	96.6%	98.0%	+ 1.4%
All Bedroom Counts	97.9%	97.6%	- 0.3%	98.2%	97.9%	- 0.3%	97.4%	96.9%	- 0.5%

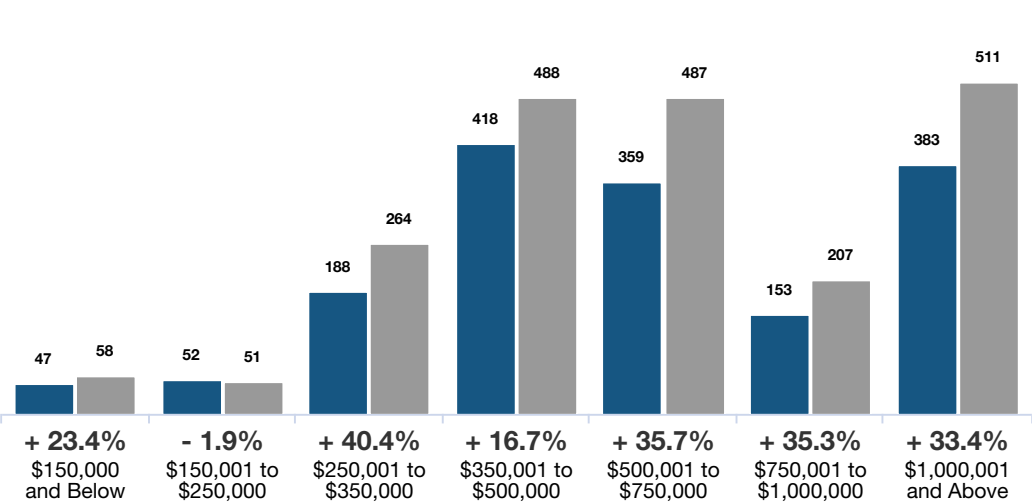
Inventory of Homes for Sale

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



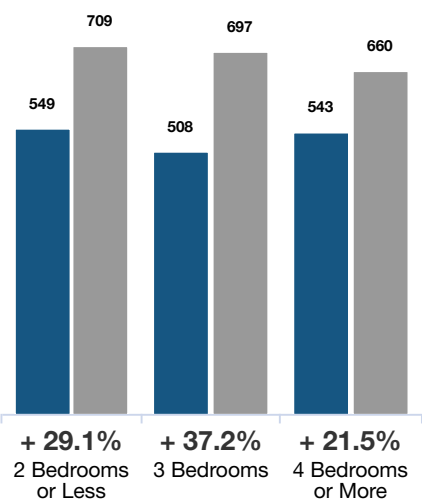
By Price Range

■ 5-2024 ■ 5-2025



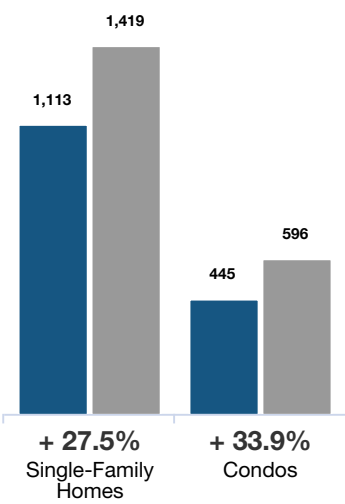
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



All Properties				Single-Family Homes			Condos		
By Price Range	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
\$150,000 and Below	47	58	+ 23.4%	9	8	- 11.1%	0	2	—
\$150,001 to \$250,000	52	51	- 1.9%	17	12	- 29.4%	33	39	+ 18.2%
\$250,001 to \$350,000	188	264	+ 40.4%	59	79	+ 33.9%	129	185	+ 43.4%
\$350,001 to \$500,000	418	488	+ 16.7%	300	345	+ 15.0%	118	143	+ 21.2%
\$500,001 to \$750,000	359	487	+ 35.7%	257	340	+ 32.3%	102	146	+ 43.1%
\$750,001 to \$1,000,000	153	207	+ 35.3%	121	171	+ 41.3%	30	34	+ 13.3%
\$1,000,001 and Above	383	511	+ 33.4%	350	464	+ 32.6%	33	47	+ 42.4%
All Price Ranges	1,600	2,066	+ 29.1%	1,113	1,419	+ 27.5%	445	596	+ 33.9%
By Bedroom Count	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
2 Bedrooms or Less	549	709	+ 29.1%	194	252	+ 29.9%	322	414	+ 28.6%
3 Bedrooms	508	697	+ 37.2%	392	553	+ 41.1%	110	139	+ 26.4%
4 Bedrooms or More	543	660	+ 21.5%	527	614	+ 16.5%	13	43	+ 230.8%
All Bedroom Counts	1,600	2,066	+ 29.1%	1,113	1,419	+ 27.5%	445	596	+ 33.9%

Months Supply of Inventory

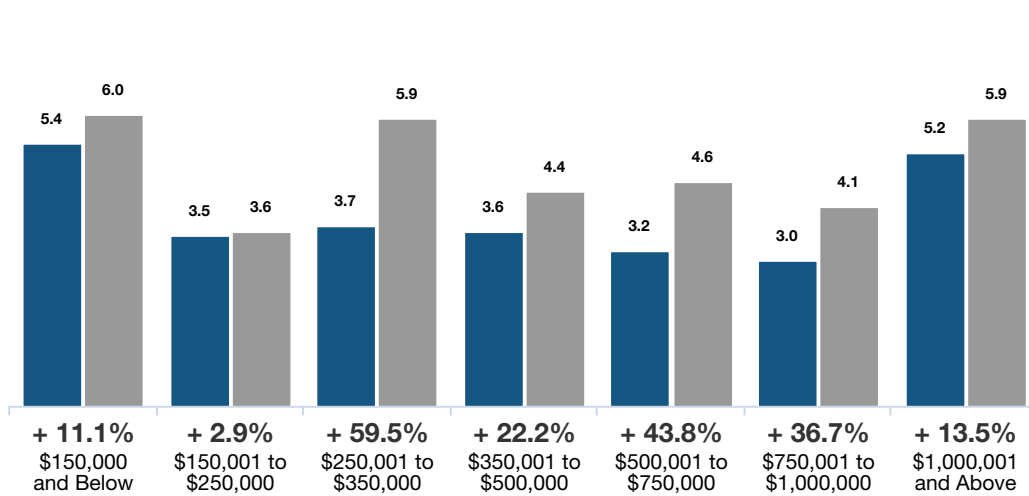
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.



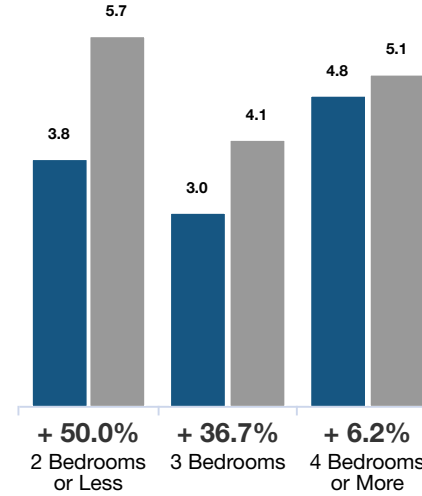
By Price Range

■ 5-2024 ■ 5-2025



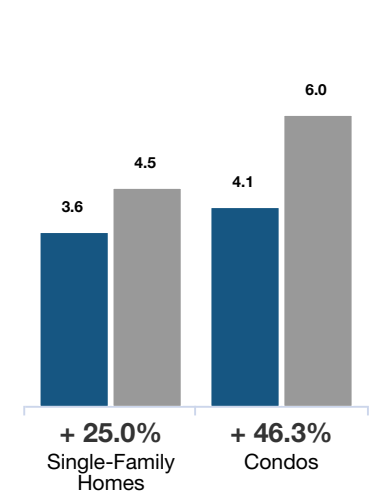
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



All Properties

By Price Range	5-2024	5-2025	Change
\$150,000 and Below	5.4	6.0	+ 11.1%
\$150,001 to \$250,000	3.5	3.6	+ 2.9%
\$250,001 to \$350,000	3.7	5.9	+ 59.5%
\$350,001 to \$500,000	3.6	4.4	+ 22.2%
\$500,001 to \$750,000	3.2	4.6	+ 43.8%
\$750,001 to \$1,000,000	3.0	4.1	+ 36.7%
\$1,000,001 and Above	5.2	5.9	+ 13.5%
All Price Ranges	3.7	4.9	+ 32.4%

Single-Family Homes

	5-2024	5-2025	Change
	3.3	3.2	- 3.0%
	4.8	2.7	- 43.8%
	2.3	3.6	+ 56.5%
	3.3	3.8	+ 15.2%
	3.0	4.2	+ 40.0%
	3.1	4.4	+ 41.9%
	5.2	5.9	+ 13.5%
	3.6	4.5	+ 25.0%

Condos

	5-2024	5-2025	Change
	—	0.8	—
	2.9	4.1	+ 41.4%
	5.0	8.3	+ 66.0%
	4.9	6.6	+ 34.7%
	3.7	6.0	+ 62.2%
	2.4	3.0	+ 25.0%
	5.1	5.4	+ 5.9%
	4.1	6.0	+ 46.3%

By Bedroom Count

	5-2024	5-2025	Change
2 Bedrooms or Less	3.8	5.7	+ 50.0%
3 Bedrooms	3.0	4.1	+ 36.7%
4 Bedrooms or More	4.8	5.1	+ 6.2%
All Bedroom Counts	3.7	4.9	+ 32.4%

Single-Family Homes

	5-2024	5-2025	Change
	2.8	4.2	+ 50.0%
	2.9	4.1	+ 41.4%
	4.9	5.0	+ 2.0%
	3.6	4.5	+ 25.0%

Condos

	5-2024	5-2025	Change
	4.4	6.8	+ 54.5%
	3.6	4.6	+ 27.8%
	2.9	5.9	+ 103.4%
	4.1	6.0	+ 46.3%