

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



June 2025

U.S. sales of new single-family homes decreased 13.7% month-over-month and 6.3% year-over-year to a seasonally adjusted annual rate of 623,000 units, according to the U.S. Census Bureau. The median sales price of a new home increased 3.7% from the previous month to \$426,600. There were 507,000 new homes for sale going into June, equivalent to a 9.8-month supply at the current sales pace. For the 12-month period spanning July 2024 through June 2025, Pending Sales in the Hilton Head Association of REALTORS® region went up 1.1 percent overall. The price range with the largest pending sales gain was the \$150,000 and Below range, where sales went up 20.6 percent.

The overall Median Sales Price were up 3.2 percent to \$549,990. The property type with the largest gain was the Single-Family Homes segment, where prices increased 3.2 percent to \$590,000. The price range that tended to sell the quickest was the \$750,001 to \$1,000,000 range at 48 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 97 days.

Market-wide, inventory levels increased 28.8 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale improved 29.9 percent. That amounts to 4.4 months of inventory for Single-Family Homes and 5.7 months of inventory for Condos.

Quick Facts

+ 20.6%	+ 13.8%	+ 2.9%
Price Range with Strongest Sales: \$150,000 and Below	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

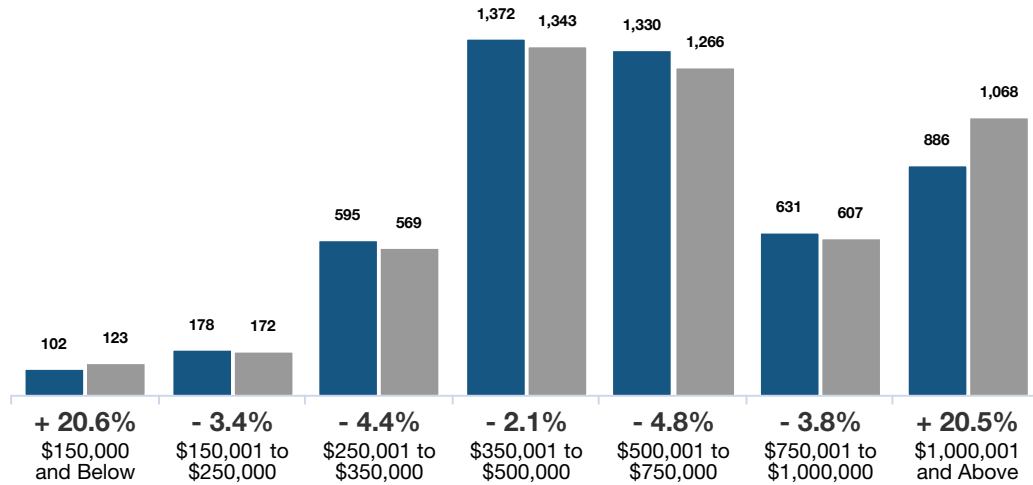
Pending Sales

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



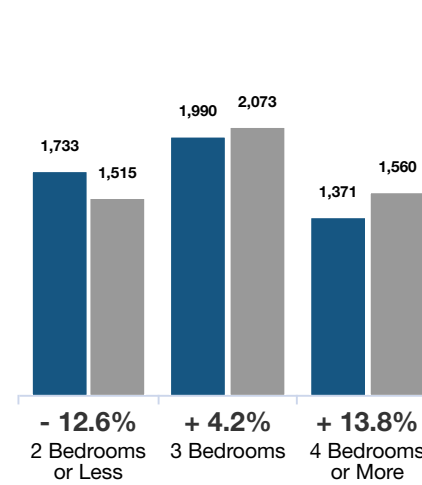
By Price Range

■ 6-2024 ■ 6-2025



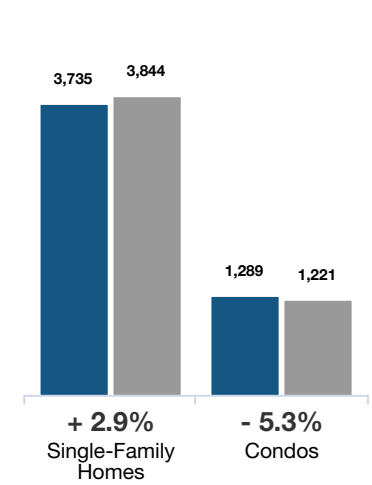
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties

By Price Range	6-2024	6-2025	Change
\$150,000 and Below	102	123	+ 20.6%
\$150,001 to \$250,000	178	172	- 3.4%
\$250,001 to \$350,000	595	569	- 4.4%
\$350,001 to \$500,000	1,372	1,343	- 2.1%
\$500,001 to \$750,000	1,330	1,266	- 4.8%
\$750,001 to \$1,000,000	631	607	- 3.8%
\$1,000,001 and Above	886	1,068	+ 20.5%
All Price Ranges	5,094	5,148	+ 1.1%

Single-Family Homes

By Price Range	6-2024	6-2025	Change
\$150,000 and Below	32	30	- 6.2%
\$150,001 to \$250,000	37	55	+ 48.6%
\$250,001 to \$350,000	289	285	- 1.4%
\$350,001 to \$500,000	1,085	1,074	- 1.0%
\$500,001 to \$750,000	1,001	964	- 3.7%
\$750,001 to \$1,000,000	483	472	- 2.3%
\$1,000,001 and Above	808	964	+ 19.3%
All Price Ranges	3,735	3,844	+ 2.9%

Condos

By Price Range	6-2024	6-2025	Change
\$150,000 and Below	7	14	+ 100.0%
\$150,001 to \$250,000	141	115	- 18.4%
\$250,001 to \$350,000	306	284	- 7.2%
\$350,001 to \$500,000	286	269	- 5.9%
\$500,001 to \$750,000	324	301	- 7.1%
\$750,001 to \$1,000,000	147	134	- 8.8%
\$1,000,001 and Above	78	104	+ 33.3%
All Price Ranges	1,289	1,221	- 5.3%

By Bedroom Count	6-2024	6-2025	Change
2 Bedrooms or Less	1,733	1,515	- 12.6%
3 Bedrooms	1,990	2,073	+ 4.2%
4 Bedrooms or More	1,371	1,560	+ 13.8%
All Bedroom Counts	5,094	5,148	+ 1.1%

By Bedroom Count	6-2024	6-2025	Change
2 Bedrooms or Less	809	697	- 13.8%
3 Bedrooms	1,614	1,676	+ 3.8%
4 Bedrooms or More	1,312	1,471	+ 12.1%
All Bedroom Counts	3,735	3,844	+ 2.9%

By Bedroom Count	6-2024	6-2025	Change
2 Bedrooms or Less	875	761	- 13.0%
3 Bedrooms	363	373	+ 2.8%
4 Bedrooms or More	51	87	+ 70.6%
All Bedroom Counts	1,289	1,221	- 5.3%

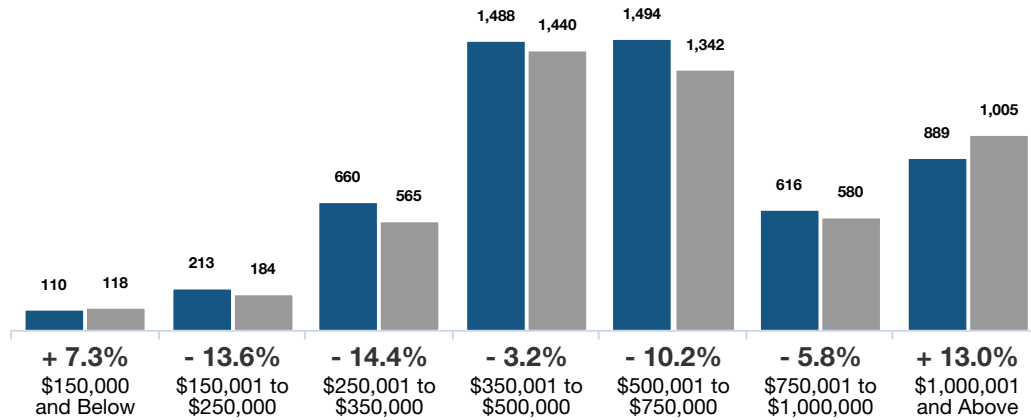
Closed Sales

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



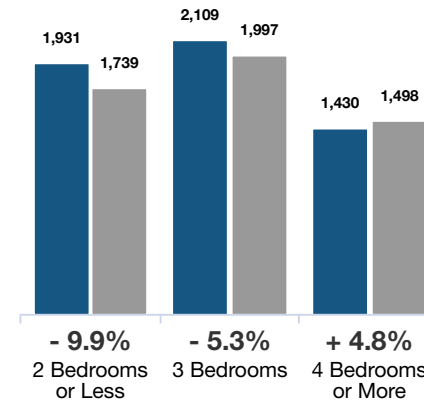
By Price Range

■ 6-2024 ■ 6-2025



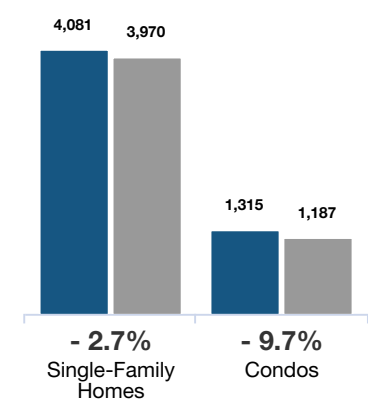
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties				Single-Family Homes			Condos		
By Price Range	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
\$150,000 and Below	110	118	+ 7.3%	35	31	- 11.4%	9	13	+ 44.4%
\$150,001 to \$250,000	213	184	- 13.6%	44	48	+ 9.1%	168	135	- 19.6%
\$250,001 to \$350,000	660	565	- 14.4%	351	276	- 21.4%	309	289	- 6.5%
\$350,001 to \$500,000	1,488	1,440	- 3.2%	1,207	1,190	- 1.4%	280	250	- 10.7%
\$500,001 to \$750,000	1,494	1,342	- 10.2%	1,159	1,059	- 8.6%	330	282	- 14.5%
\$750,001 to \$1,000,000	616	580	- 5.8%	479	462	- 3.5%	136	117	- 14.0%
\$1,000,001 and Above	889	1,005	+ 13.0%	806	904	+ 12.2%	83	101	+ 21.7%
All Price Ranges	5,470	5,234	- 4.3%	4,081	3,970	- 2.7%	1,315	1,187	- 9.7%
By Bedroom Count	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
2 Bedrooms or Less	1,931	1,739	- 9.9%	999	936	- 6.3%	878	751	- 14.5%
3 Bedrooms	2,109	1,997	- 5.3%	1,712	1,613	- 5.8%	384	362	- 5.7%
4 Bedrooms or More	1,430	1,498	+ 4.8%	1,370	1,421	+ 3.7%	53	74	+ 39.6%
All Bedroom Counts	5,470	5,234	- 4.3%	4,081	3,970	- 2.7%	1,315	1,187	- 9.7%

Days On Market Until Sale

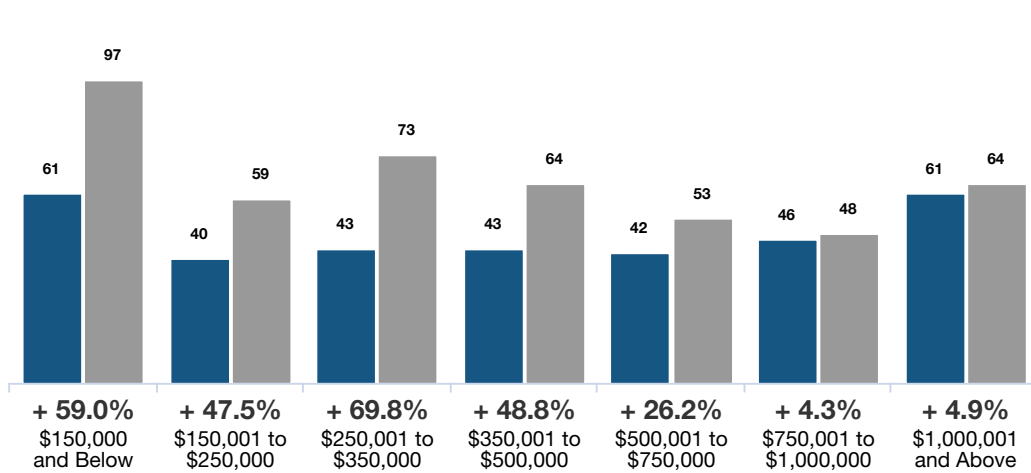
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



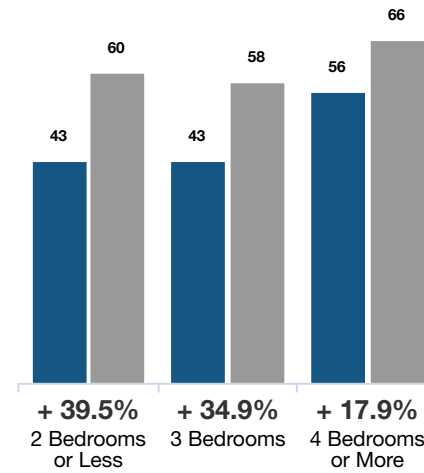
By Price Range

■ 6-2024 ■ 6-2025



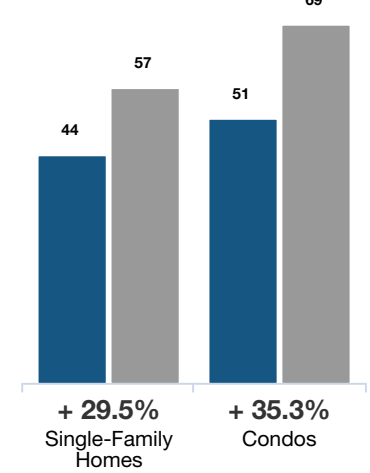
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties				Single-Family Homes			Condos		
By Price Range	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
\$150,000 and Below	61	97	+ 59.0%	53	72	+ 35.8%	31	41	+ 32.3%
\$150,001 to \$250,000	40	59	+ 47.5%	42	68	+ 61.9%	39	51	+ 30.8%
\$250,001 to \$350,000	43	73	+ 69.8%	27	58	+ 114.8%	62	86	+ 38.7%
\$350,001 to \$500,000	43	64	+ 48.8%	41	62	+ 51.2%	54	72	+ 33.3%
\$500,001 to \$750,000	42	53	+ 26.2%	41	47	+ 14.6%	45	74	+ 64.4%
\$750,001 to \$1,000,000	46	48	+ 4.3%	48	48	0.0%	41	50	+ 22.0%
\$1,000,001 and Above	61	64	+ 4.9%	60	66	+ 10.0%	70	47	- 32.9%
All Price Ranges	46	61	+ 32.6%	44	57	+ 29.5%	51	69	+ 35.3%
By Bedroom Count	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
2 Bedrooms or Less	43	60	+ 39.5%	34	44	+ 29.4%	51	76	+ 49.0%
3 Bedrooms	43	58	+ 34.9%	41	57	+ 39.0%	52	58	+ 11.5%
4 Bedrooms or More	56	66	+ 17.9%	56	67	+ 19.6%	48	50	+ 4.2%
All Bedroom Counts	46	61	+ 32.6%	44	57	+ 29.5%	51	69	+ 35.3%

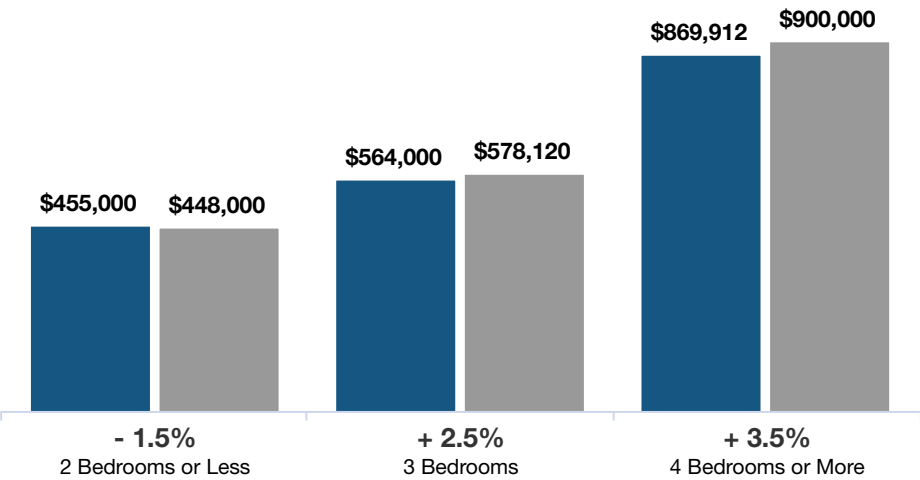
Median Sales Price

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



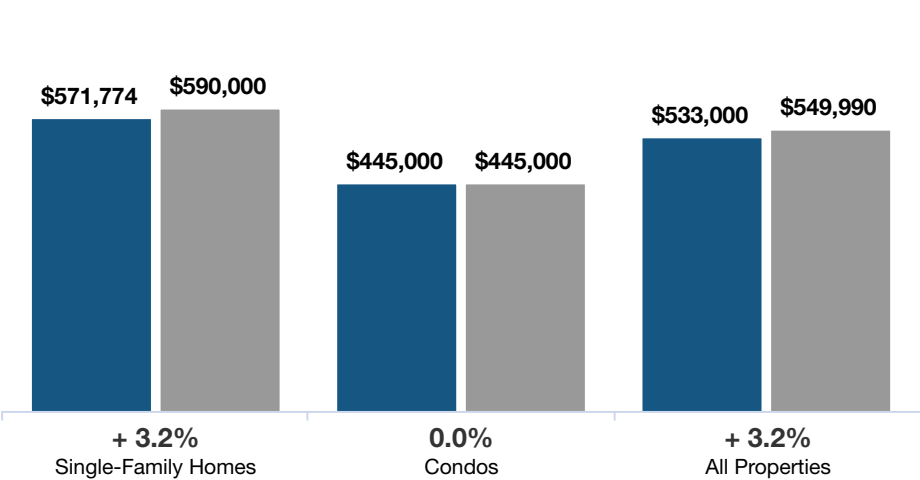
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties

By Bedroom Count	6-2024	6-2025	Change
2 Bedrooms or Less	\$455,000	\$448,000	- 1.5%
3 Bedrooms	\$564,000	\$578,120	+ 2.5%
4 Bedrooms or More	\$869,912	\$900,000	+ 3.5%
All Bedroom Counts	\$533,000	\$549,990	+ 3.2%

Single-Family Homes

6-2024	6-2025	Change
\$483,098	\$477,997	- 1.1%
\$578,650	\$597,442	+ 3.2%
\$877,000	\$930,000	+ 6.0%
\$571,774	\$590,000	+ 3.2%

Condos

6-2024	6-2025	Change
\$389,500	\$377,500	- 3.1%
\$515,000	\$510,000	- 1.0%
\$695,000	\$731,144	+ 5.2%
\$445,000	\$445,000	0.0%

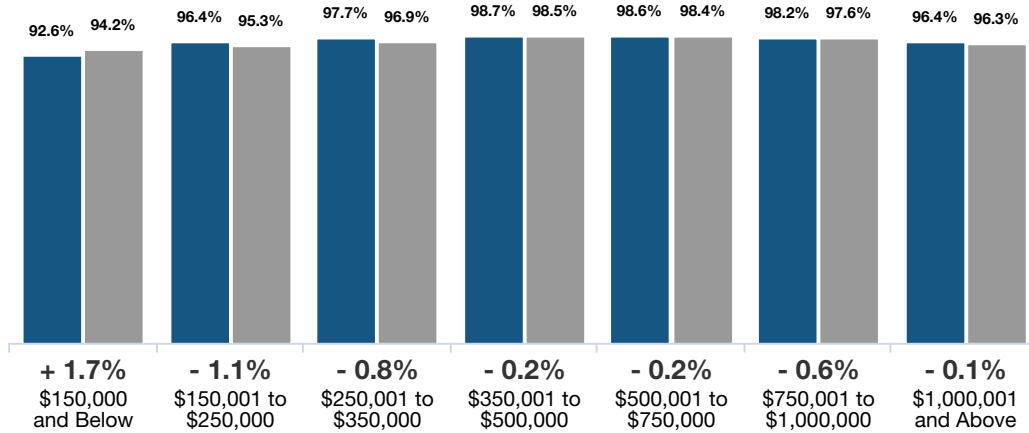
Percent of List Price Received

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.**



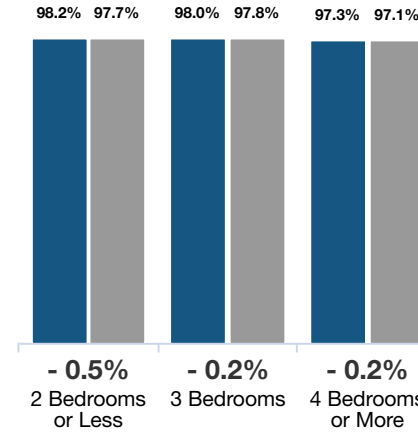
By Price Range

■ 6-2024 ■ 6-2025



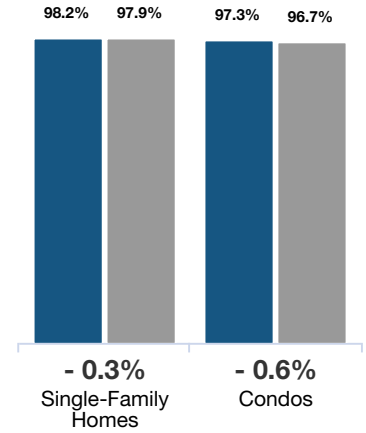
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties				Single-Family Homes			Condos		
By Price Range	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
\$150,000 and Below	92.6%	94.2%	+ 1.7%	93.4%	101.5%	+ 8.7%	95.2%	89.7%	- 5.8%
\$150,001 to \$250,000	96.4%	95.3%	- 1.1%	93.9%	95.2%	+ 1.4%	97.1%	95.4%	- 1.8%
\$250,001 to \$350,000	97.7%	96.9%	- 0.8%	98.1%	97.5%	- 0.6%	97.2%	96.4%	- 0.8%
\$350,001 to \$500,000	98.7%	98.5%	- 0.2%	99.0%	98.7%	- 0.3%	97.1%	97.2%	+ 0.1%
\$500,001 to \$750,000	98.6%	98.4%	- 0.2%	98.9%	98.8%	- 0.1%	97.7%	96.9%	- 0.8%
\$750,001 to \$1,000,000	98.2%	97.6%	- 0.6%	98.2%	97.6%	- 0.6%	97.9%	97.7%	- 0.2%
\$1,000,001 and Above	96.4%	96.3%	- 0.1%	96.3%	96.2%	- 0.1%	97.3%	97.4%	+ 0.1%
All Price Ranges	97.9%	97.6%	- 0.3%	98.2%	97.9%	- 0.3%	97.3%	96.7%	- 0.6%
By Bedroom Count	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
2 Bedrooms or Less	98.2%	97.7%	- 0.5%	99.4%	99.2%	- 0.2%	97.2%	96.3%	- 0.9%
3 Bedrooms	98.0%	97.8%	- 0.2%	98.1%	98.0%	- 0.1%	97.8%	97.3%	- 0.5%
4 Bedrooms or More	97.3%	97.1%	- 0.2%	97.4%	97.0%	- 0.4%	96.8%	98.0%	+ 1.2%
All Bedroom Counts	97.9%	97.6%	- 0.3%	98.2%	97.9%	- 0.3%	97.3%	96.7%	- 0.6%

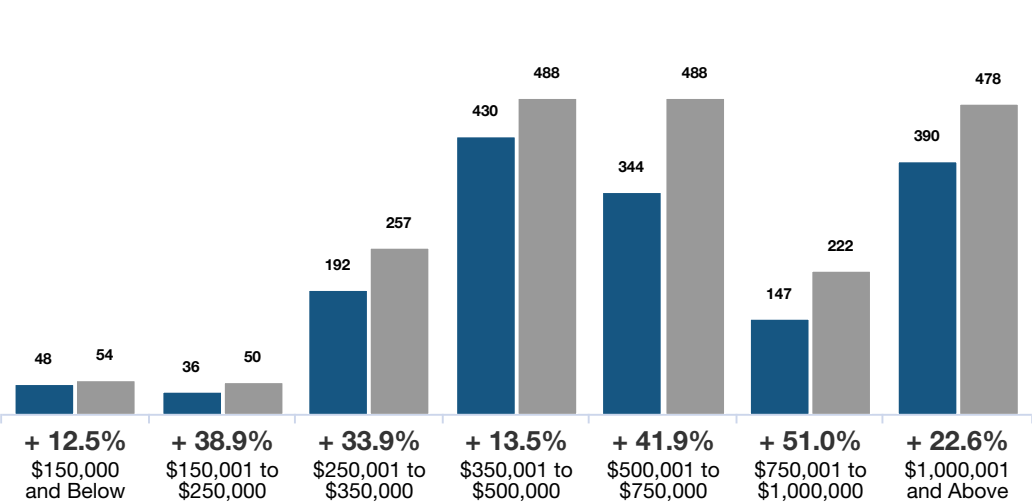
Inventory of Homes for Sale

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



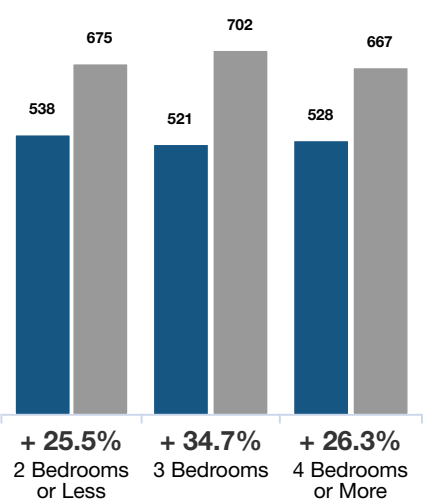
By Price Range

■ 6-2024 ■ 6-2025



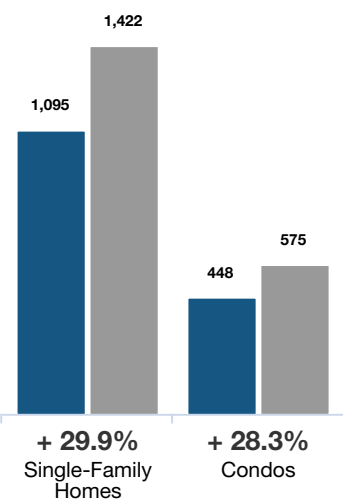
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



	All Properties			Single-Family Homes			Condos		
By Price Range	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
\$150,000 and Below	48	54	+ 12.5%	8	7	- 12.5%	1	3	+ 200.0%
\$150,001 to \$250,000	36	50	+ 38.9%	13	14	+ 7.7%	21	36	+ 71.4%
\$250,001 to \$350,000	192	257	+ 33.9%	55	85	+ 54.5%	137	172	+ 25.5%
\$350,001 to \$500,000	430	488	+ 13.5%	312	353	+ 13.1%	118	135	+ 14.4%
\$500,001 to \$750,000	344	488	+ 41.9%	241	343	+ 42.3%	102	144	+ 41.2%
\$750,001 to \$1,000,000	147	222	+ 51.0%	112	182	+ 62.5%	33	38	+ 15.2%
\$1,000,001 and Above	390	478	+ 22.6%	354	432	+ 22.0%	36	46	+ 27.8%
All Price Ranges	1,587	2,044	+ 28.8%	1,095	1,422	+ 29.9%	448	575	+ 28.3%
By Bedroom Count	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
2 Bedrooms or Less	538	675	+ 25.5%	190	235	+ 23.7%	316	399	+ 26.3%
3 Bedrooms	521	702	+ 34.7%	399	567	+ 42.1%	114	132	+ 15.8%
4 Bedrooms or More	528	667	+ 26.3%	506	620	+ 22.5%	18	44	+ 144.4%
All Bedroom Counts	1,587	2,044	+ 28.8%	1,095	1,422	+ 29.9%	448	575	+ 28.3%

Months Supply of Inventory

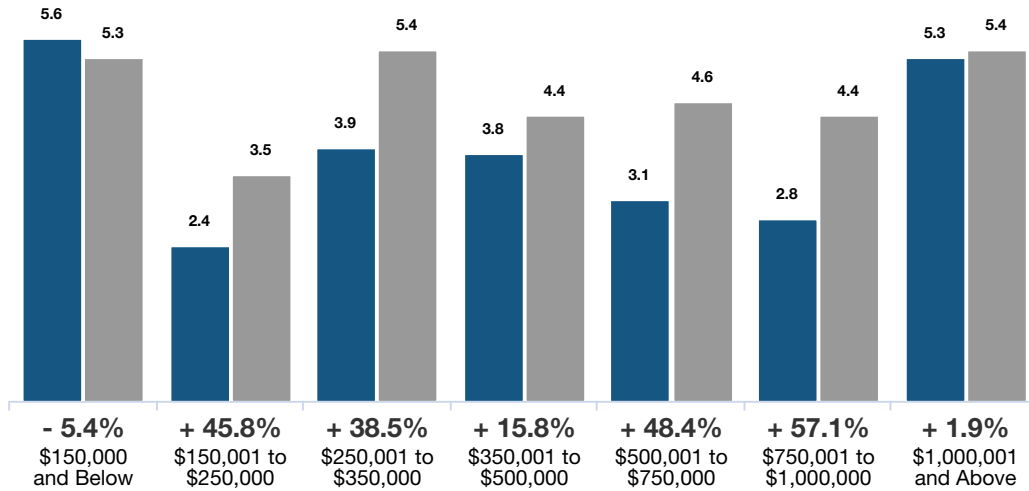
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.



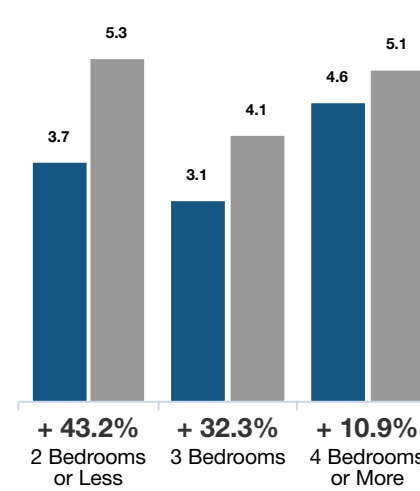
By Price Range

■ 6-2024 ■ 6-2025



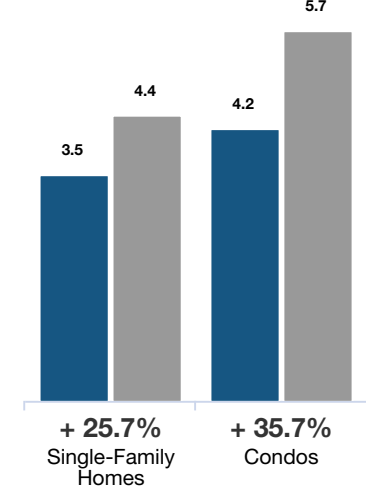
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties				Single-Family Homes			Condos		
By Price Range	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
\$150,000 and Below	5.6	5.3	- 5.4%	3.0	2.8	- 6.7%	0.9	1.3	+ 44.4%
\$150,001 to \$250,000	2.4	3.5	+ 45.8%	3.9	3.1	- 20.5%	1.8	3.8	+ 111.1%
\$250,001 to \$350,000	3.9	5.4	+ 38.5%	2.3	3.6	+ 56.5%	5.4	7.3	+ 35.2%
\$350,001 to \$500,000	3.8	4.4	+ 15.8%	3.5	3.9	+ 11.4%	5.0	6.0	+ 20.0%
\$500,001 to \$750,000	3.1	4.6	+ 48.4%	2.9	4.3	+ 48.3%	3.8	5.7	+ 50.0%
\$750,001 to \$1,000,000	2.8	4.4	+ 57.1%	2.8	4.6	+ 64.3%	2.7	3.4	+ 25.9%
\$1,000,001 and Above	5.3	5.4	+ 1.9%	5.3	5.4	+ 1.9%	5.5	5.3	- 3.6%
All Price Ranges	3.7	4.8	+ 29.7%	3.5	4.4	+ 25.7%	4.2	5.7	+ 35.7%
By Bedroom Count	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
2 Bedrooms or Less	3.7	5.3	+ 43.2%	2.8	4.0	+ 42.9%	4.3	6.3	+ 46.5%
3 Bedrooms	3.1	4.1	+ 32.3%	3.0	4.1	+ 36.7%	3.8	4.2	+ 10.5%
4 Bedrooms or More	4.6	5.1	+ 10.9%	4.6	5.1	+ 10.9%	3.9	6.1	+ 56.4%
All Bedroom Counts	3.7	4.8	+ 29.7%	3.5	4.4	+ 25.7%	4.2	5.7	+ 35.7%