

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%	+ 17.2%	+ 10.3%
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	



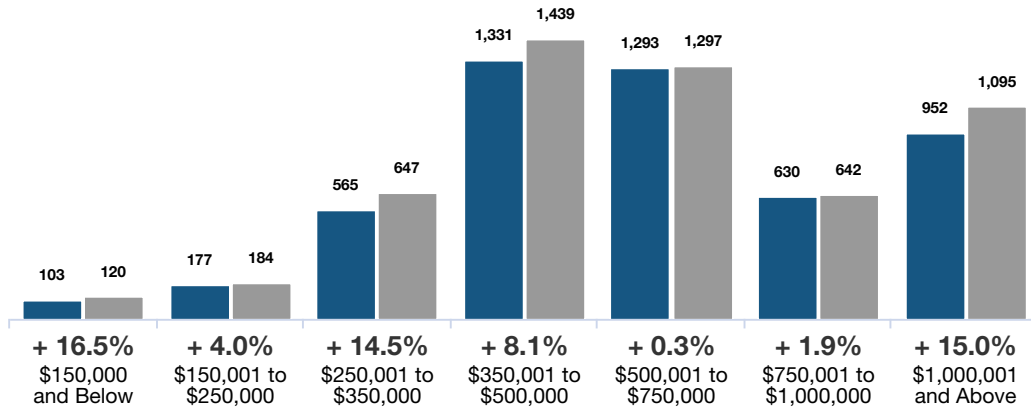
Pending Sales

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



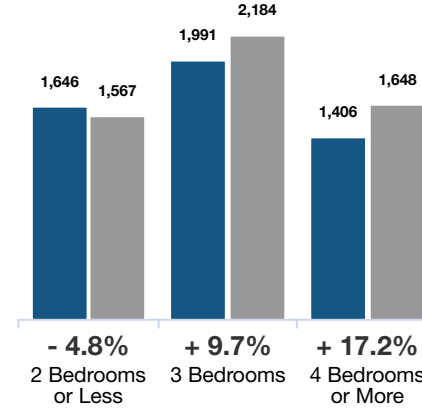
By Price Range

■ 10-2024 ■ 10-2025



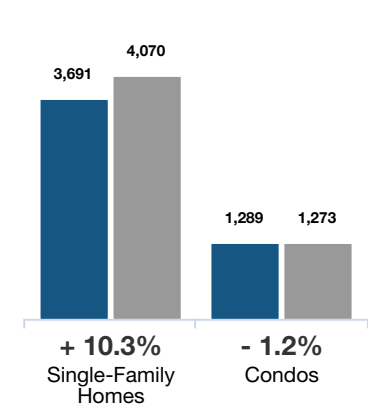
By Bedroom Count

■ 10-2024 ■ 10-2025



By Property Type

■ 10-2024 ■ 10-2025



All Properties				Single-Family Homes				Condos			
By Price Range	10-2024	10-2025	Change	10-2024	10-2025	Change		10-2024	10-2025	Change	
\$150,000 and Below	103	120	+ 16.5%	28	30	+ 7.1%		9	16	+ 77.8%	
\$150,001 to \$250,000	177	184	+ 4.0%	44	58	+ 31.8%		132	124	- 6.1%	
\$250,001 to \$350,000	565	647	+ 14.5%	257	337	+ 31.1%		308	310	+ 0.6%	
\$350,001 to \$500,000	1,331	1,439	+ 8.1%	1,041	1,159	+ 11.3%		289	279	- 3.5%	
\$500,001 to \$750,000	1,293	1,297	+ 0.3%	974	990	+ 1.6%		317	305	- 3.8%	
\$750,001 to \$1,000,000	630	642	+ 1.9%	483	507	+ 5.0%		146	133	- 8.9%	
\$1,000,001 and Above	952	1,095	+ 15.0%	864	989	+ 14.5%		88	106	+ 20.5%	
All Price Ranges	5,051	5,424	+ 7.4%	3,691	4,070	+ 10.3%		1,289	1,273	- 1.2%	
By Bedroom Count	10-2024	10-2025	Change	10-2024	10-2025	Change		10-2024	10-2025	Change	
2 Bedrooms or Less	1,646	1,567	- 4.8%	754	698	- 7.4%		840	819	- 2.5%	
3 Bedrooms	1,991	2,184	+ 9.7%	1,592	1,791	+ 12.5%		385	367	- 4.7%	
4 Bedrooms or More	1,406	1,648	+ 17.2%	1,342	1,571	+ 17.1%		59	73	+ 23.7%	
All Bedroom Counts	5,051	5,424	+ 7.4%	3,691	4,070	+ 10.3%		1,289	1,273	- 1.2%	

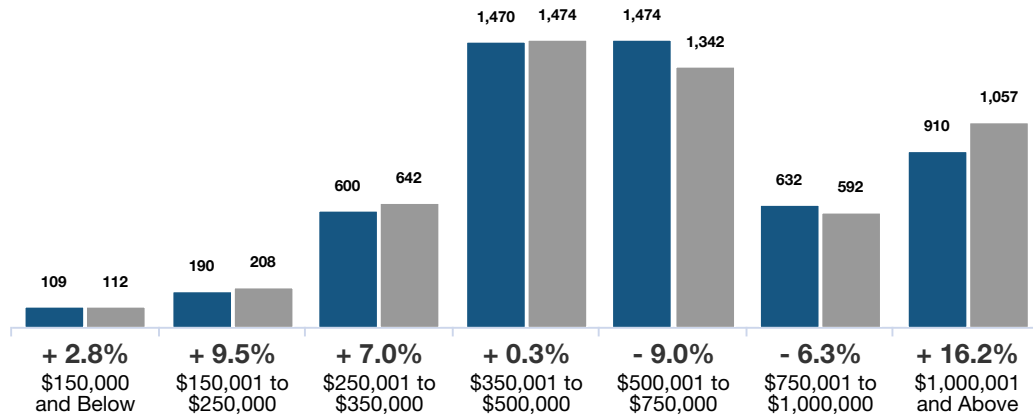
Closed Sales

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



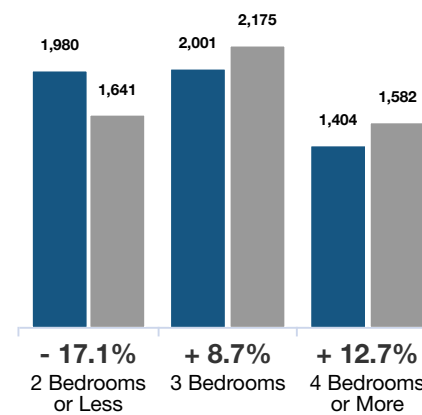
By Price Range

■ 10-2024 ■ 10-2025



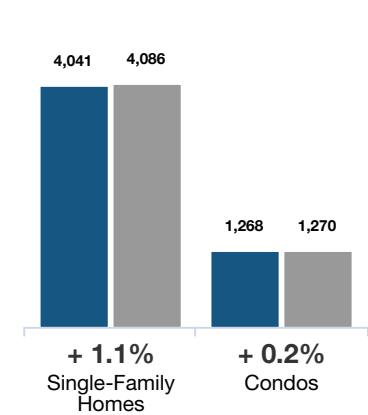
By Bedroom Count

■ 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%
By Bedroom Count	10-2024	10-2025	Change
2 Bedrooms or Less	1,980	1,641	- 17.1%
3 Bedrooms	2,001	2,175	+ 8.7%
4 Bedrooms or More	1,404	1,582	+ 12.7%
All Bedroom Counts	5,385	5,427	+ 0.8%

Single-Family Homes			Condos		
10-2024	10-2025	Change	10-2024	10-2025	Change
30	30	0.0%	9	16	+ 77.8%
39	62	+ 59.0%	151	144	- 4.6%
276	335	+ 21.4%	324	307	- 5.2%
1,208	1,206	- 0.2%	261	267	+ 2.3%
1,168	1,028	- 12.0%	302	313	+ 3.6%
493	475	- 3.7%	138	116	- 15.9%
827	950	+ 14.9%	83	107	+ 28.9%
4,041	4,086	+ 1.1%	1,268	1,270	+ 0.2%
10-2024	10-2025	Change	10-2024	10-2025	Change
1,082	795	- 26.5%	844	803	- 4.9%
1,611	1,784	+ 10.7%	375	366	- 2.4%
1,348	1,498	+ 11.1%	49	82	+ 67.3%
4,041	4,086	+ 1.1%	1,268	1,270	+ 0.2%

Days On Market Until Sale

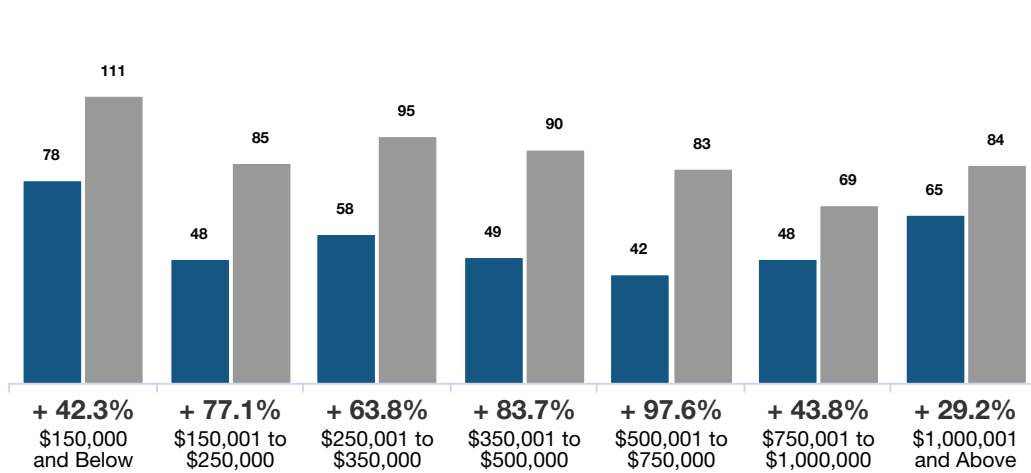
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



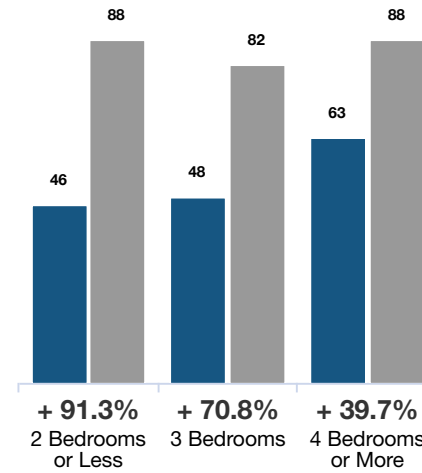
By Price Range

■ 10-2024 ■ 10-2025



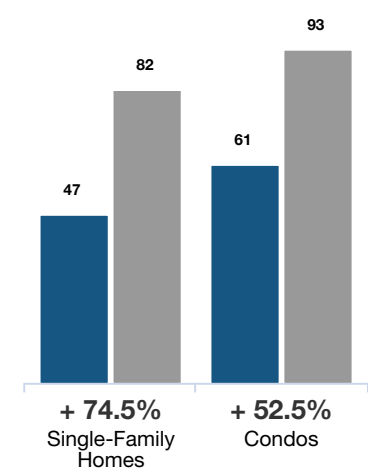
By Bedroom Count

■ 10-2024 ■ 10-2025



By Property Type

■ 10-2024 ■ 10-2025



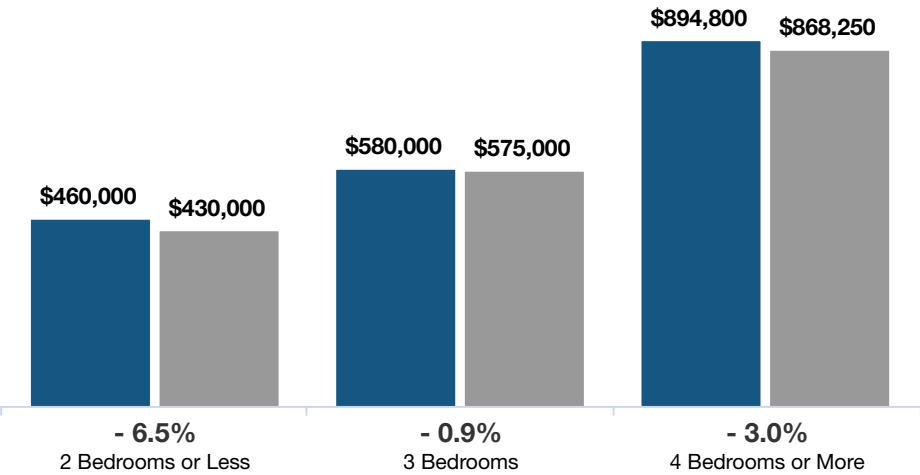
All Properties				Single-Family Homes			Condos		
By Price Range	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025	Change
\$150,000 and Below	78	111	+ 42.3%	74	81	+ 9.5%	28	58	+ 107.1%
\$150,001 to \$250,000	48	85	+ 77.1%	41	84	+ 104.9%	50	83	+ 66.0%
\$250,001 to \$350,000	58	95	+ 63.8%	38	84	+ 121.1%	75	107	+ 42.7%
\$350,001 to \$500,000	49	90	+ 83.7%	46	87	+ 89.1%	63	104	+ 65.1%
\$500,001 to \$750,000	42	83	+ 97.6%	38	80	+ 110.5%	57	92	+ 61.4%
\$750,001 to \$1,000,000	48	69	+ 43.8%	49	68	+ 38.8%	44	72	+ 63.6%
\$1,000,001 and Above	65	84	+ 29.2%	65	85	+ 30.8%	69	73	+ 5.8%
All Price Ranges	51	86	+ 68.6%	47	82	+ 74.5%	61	93	+ 52.5%
By Bedroom Count	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025	Change
2 Bedrooms or Less	46	88	+ 91.3%	32	73	+ 128.1%	61	99	+ 62.3%
3 Bedrooms	48	82	+ 70.8%	44	82	+ 86.4%	63	82	+ 30.2%
4 Bedrooms or More	63	88	+ 39.7%	63	87	+ 38.1%	51	84	+ 64.7%
All Bedroom Counts	51	86	+ 68.6%	47	82	+ 74.5%	61	93	+ 52.5%

Median Sales Price

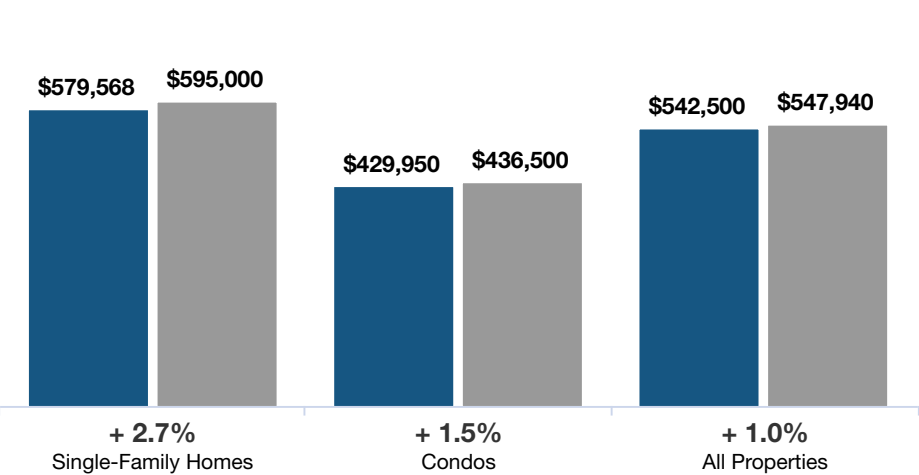
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



By Bedroom Count
■ 10-2024 ■ 10-2025



By Property Type
■ 10-2024 ■ 10-2025



All Properties			
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%

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

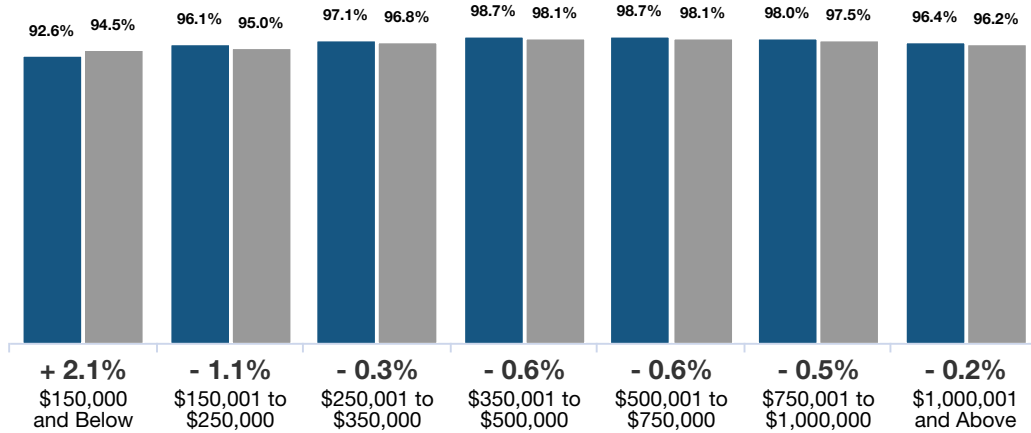
Percent of List Price Received

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.**



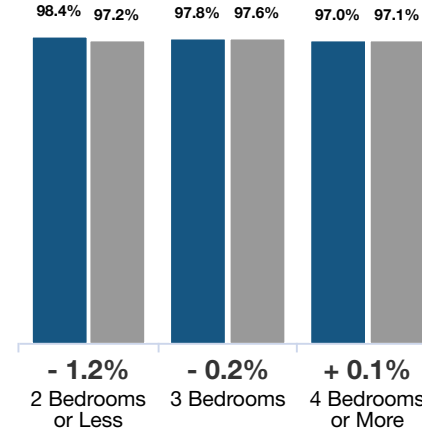
By Price Range

■ 10-2024 ■ 10-2025



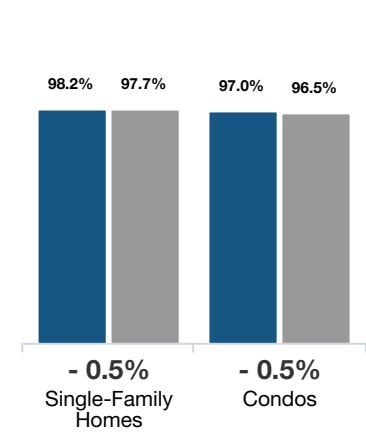
By Bedroom Count

■ 10-2024 ■ 10-2025



By Property Type

■ 10-2024 ■ 10-2025



All Properties				Single-Family Homes			Condos		
By Price Range	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025	Change
\$150,000 and Below	92.6%	94.5%	+ 2.1%	91.1%	103.3%	+ 13.4%	95.8%	90.2%	- 5.8%
\$150,001 to \$250,000	96.1%	95.0%	- 1.1%	96.4%	95.0%	- 1.5%	96.0%	95.1%	- 0.9%
\$250,001 to \$350,000	97.1%	96.8%	- 0.3%	97.5%	97.3%	- 0.2%	96.8%	96.2%	- 0.6%
\$350,001 to \$500,000	98.7%	98.1%	- 0.6%	99.1%	98.4%	- 0.7%	96.8%	97.0%	+ 0.2%
\$500,001 to \$750,000	98.7%	98.1%	- 0.6%	99.0%	98.5%	- 0.5%	97.4%	97.0%	- 0.4%
\$750,001 to \$1,000,000	98.0%	97.5%	- 0.5%	98.1%	97.4%	- 0.7%	97.8%	97.7%	- 0.1%
\$1,000,001 and Above	96.4%	96.2%	- 0.2%	96.2%	96.1%	- 0.1%	97.5%	96.8%	- 0.7%
All Price Ranges	97.8%	97.3%	- 0.5%	98.2%	97.7%	- 0.5%	97.0%	96.5%	- 0.5%
By Bedroom Count	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025	Change
2 Bedrooms or Less	98.4%	97.2%	- 1.2%	99.8%	98.8%	- 1.0%	96.9%	96.0%	- 0.9%
3 Bedrooms	97.8%	97.6%	- 0.2%	98.0%	97.7%	- 0.3%	97.3%	97.3%	0.0%
4 Bedrooms or More	97.0%	97.1%	+ 0.1%	97.0%	97.1%	+ 0.1%	96.8%	97.6%	+ 0.8%
All Bedroom Counts	97.8%	97.3%	- 0.5%	98.2%	97.7%	- 0.5%	97.0%	96.5%	- 0.5%

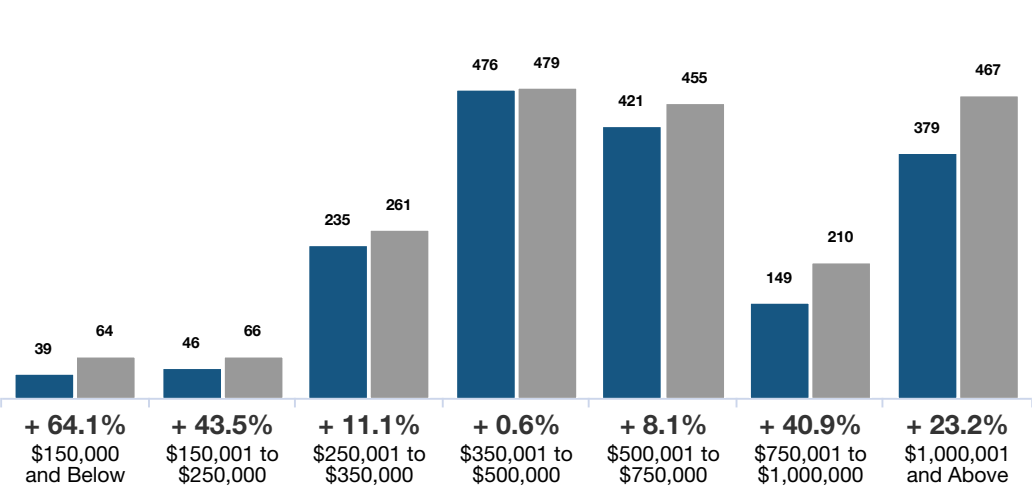
Inventory of Homes for Sale

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



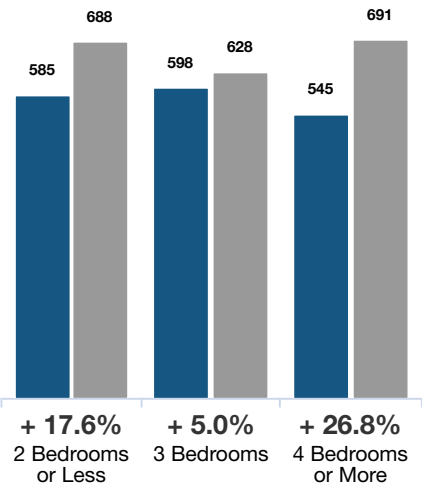
By Price Range

■ 10-2024 ■ 10-2025



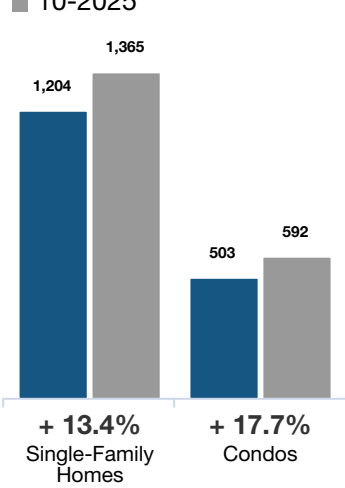
By Bedroom Count

■ 10-2024 ■ 10-2025



By Property Type

■ 10-2024 ■ 10-2025



All Properties				Single-Family Homes				Condos			
By Price Range	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025
\$150,000 and Below	39	64	+ 64.1%	6	8	+ 33.3%	1	4	+ 300.0%		
\$150,001 to \$250,000	46	66	+ 43.5%	20	14	- 30.0%	25	51	+ 104.0%		
\$250,001 to \$350,000	235	261	+ 11.1%	78	70	- 10.3%	157	190	+ 21.0%		
\$350,001 to \$500,000	476	479	+ 0.6%	343	341	- 0.6%	132	138	+ 4.5%		
\$500,001 to \$750,000	421	455	+ 8.1%	300	330	+ 10.0%	119	125	+ 5.0%		
\$750,001 to \$1,000,000	149	210	+ 40.9%	113	173	+ 53.1%	34	36	+ 5.9%		
\$1,000,001 and Above	379	467	+ 23.2%	344	422	+ 22.7%	35	45	+ 28.6%		
All Price Ranges	1,745	2,012	+ 15.3%	1,204	1,365	+ 13.4%	503	592	+ 17.7%		
By Bedroom Count	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025
2 Bedrooms or Less	585	688	+ 17.6%	206	218	+ 5.8%	350	422	+ 20.6%		
3 Bedrooms	598	628	+ 5.0%	480	493	+ 2.7%	115	129	+ 12.2%		
4 Bedrooms or More	545	691	+ 26.8%	513	649	+ 26.5%	27	41	+ 51.9%		
All Bedroom Counts	1,745	2,012	+ 15.3%	1,204	1,365	+ 13.4%	503	592	+ 17.7%		

Months Supply of Inventory

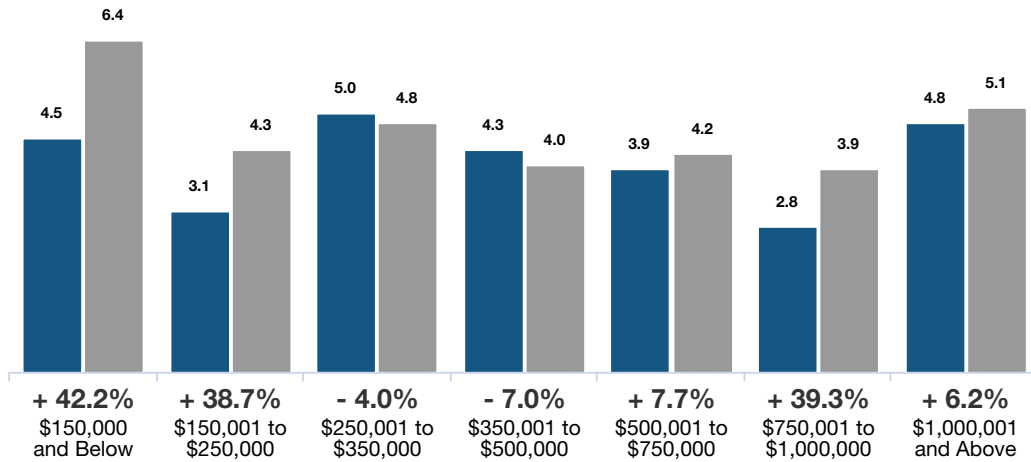
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.



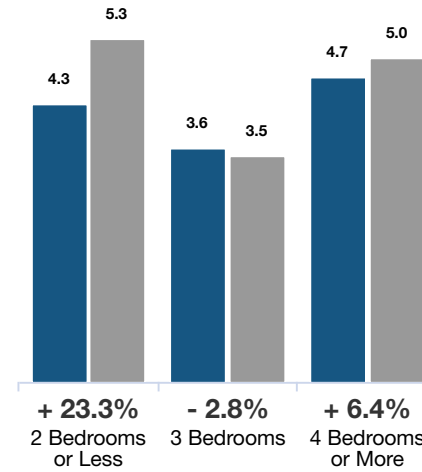
By Price Range

■ 10-2024 ■ 10-2025



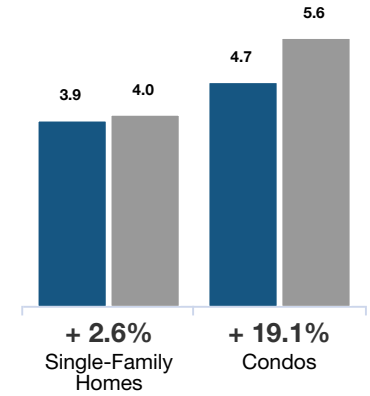
By Bedroom Count

■ 10-2024 ■ 10-2025



By Property Type

■ 10-2024 ■ 10-2025



All Properties				Single-Family Homes				Condos			
By Price Range	10-2024	10-2025	Change	10-2024	10-2025	Change		10-2024	10-2025	Change	
\$150,000 and Below	4.5	6.4	+ 42.2%	2.6	3.2	+ 23.1%		0.8	1.8	+ 125.0%	
\$150,001 to \$250,000	3.1	4.3	+ 38.7%	5.5	2.9	- 47.3%		2.3	4.9	+ 113.0%	
\$250,001 to \$350,000	5.0	4.8	- 4.0%	3.6	2.5	- 30.6%		6.1	7.4	+ 21.3%	
\$350,001 to \$500,000	4.3	4.0	- 7.0%	4.0	3.5	- 12.5%		5.5	5.9	+ 7.3%	
\$500,001 to \$750,000	3.9	4.2	+ 7.7%	3.7	4.0	+ 8.1%		4.5	4.9	+ 8.9%	
\$750,001 to \$1,000,000	2.8	3.9	+ 39.3%	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%		4.8	5.1	+ 6.2%	
All Price Ranges	4.1	4.5	+ 9.8%	3.9	4.0	+ 2.6%		4.7	5.6	+ 19.1%	
By Bedroom Count	10-2024	10-2025	Change	10-2024	10-2025	Change		10-2024	10-2025	Change	
2 Bedrooms or Less	4.3	5.3	+ 23.3%	3.3	3.7	+ 12.1%		5.0	6.2	+ 24.0%	
3 Bedrooms	3.6	3.5	- 2.8%	3.6	3.3	- 8.3%		3.6	4.2	+ 16.7%	
4 Bedrooms or More	4.7	5.0	+ 6.4%	4.6	5.0	+ 8.7%		5.0	6.7	+ 34.0%	
All Bedroom Counts	4.1	4.5	+ 9.8%	3.9	4.0	+ 2.6%		4.7	5.6	+ 19.1%	