

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



August 2026

Pending home sales fell 2.2% year-over-year in July, declining to the lowest level since January 2026, according to the National Association of REALTORS®. Contract signings remain about 30% below their pre-pandemic 2019 level even as payroll employment is 5% above, pointing to sizable pent-up demand. Elevated mortgage rates and record-high home prices continued to weigh on buyer activity, with signings down across all four major U.S. regions compared to a year ago. For the 12-month period spanning September 2025 through August 2026, Pending Sales in the Hilton Head Association of REALTORS region went up 6.7 percent overall. The price range with the largest pending sales gain was the \$750,001 to \$1,000,000 range, where sales increased 14.6 percent.

The overall Median Sales Price dropped 0.9 percent to \$545,000. The property type with the largest gain was the Single-Family Homes segment, where prices rose 0.2 percent to \$599,990. 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 180 days.

Market-wide, inventory levels fell 3.7 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale rose 1.8 percent. That amounts to 3.9 months of inventory for Single-Family Homes and 5.9 months of inventory for Condos.

Quick Facts

+ 14.6%	+ 18.7%	+ 8.5%
Price Range with Strongest Sales: \$750,001 to \$1,000,000	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



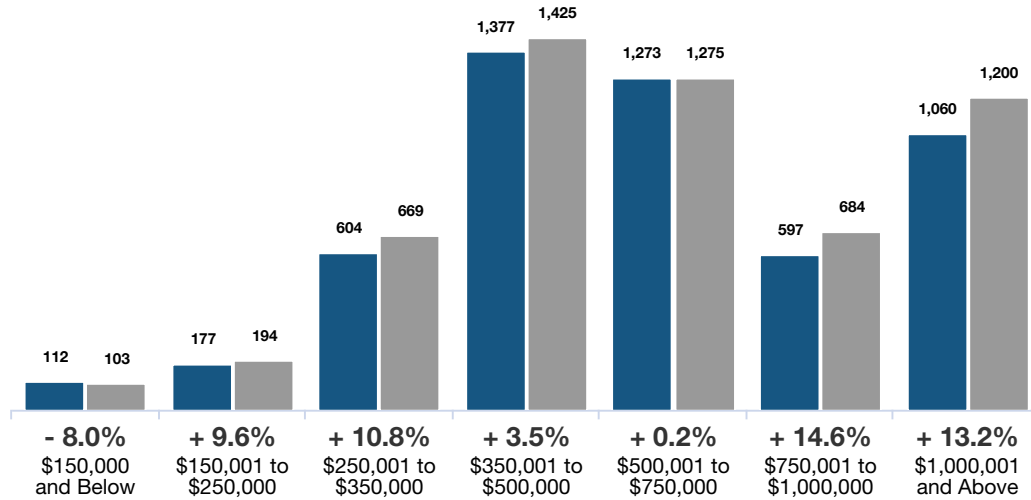
Pending Sales

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



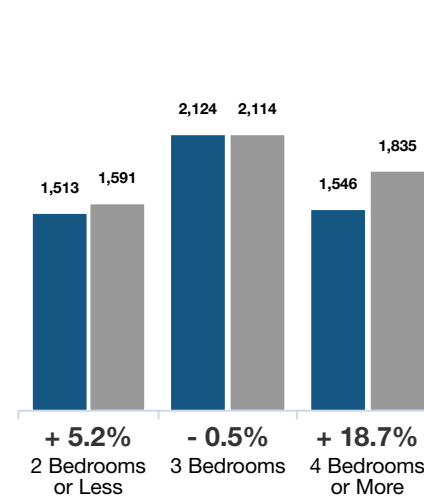
By Price Range

■ 8-2025 ■ 8-2026



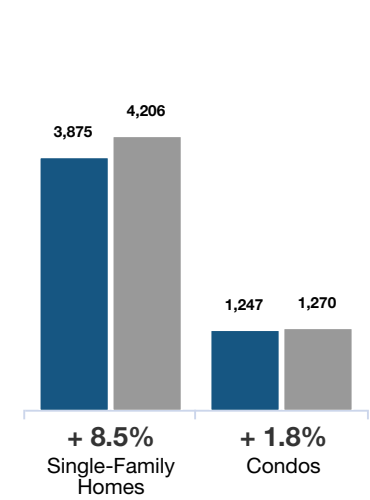
By Bedroom Count

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



All Properties

By Price Range	8-2025	8-2026	Change
\$150,000 and Below	112	103	- 8.0%
\$150,001 to \$250,000	177	194	+ 9.6%
\$250,001 to \$350,000	604	669	+ 10.8%
\$350,001 to \$500,000	1,377	1,425	+ 3.5%
\$500,001 to \$750,000	1,273	1,275	+ 0.2%
\$750,001 to \$1,000,000	597	684	+ 14.6%
\$1,000,001 and Above	1,060	1,200	+ 13.2%
All Price Ranges	5,200	5,550	+ 6.7%

Single-Family Homes

8-2025	8-2026	Change
26	19	- 26.9%
59	34	- 42.4%
306	373	+ 21.9%
1,097	1,156	+ 5.4%
963	991	+ 2.9%
471	545	+ 15.7%
953	1,088	+ 14.2%
3,875	4,206	+ 8.5%

Condos

	8-2025	8-2026	Change
	14	17	+ 21.4%
	115	159	+ 38.3%
	298	295	- 1.0%
	279	268	- 3.9%
	309	283	- 8.4%
	125	136	+ 8.8%
	107	112	+ 4.7%
	1,247	1,270	+ 1.8%

By Bedroom Count	8-2025	8-2026	Change
2 Bedrooms or Less	1,513	1,591	+ 5.2%
3 Bedrooms	2,124	2,114	- 0.5%
4 Bedrooms or More	1,546	1,835	+ 18.7%
All Bedroom Counts	5,200	5,550	+ 6.7%

8-2025	8-2026	Change	8-2025	8-2026	Change
670	687	+ 2.5%	794	853	+ 7.4%
1,739	1,742	+ 0.2%	359	354	- 1.4%
1,460	1,768	+ 21.1%	84	62	- 26.2%
3,875	4,206	+ 8.5%	1,247	1,270	+ 1.8%

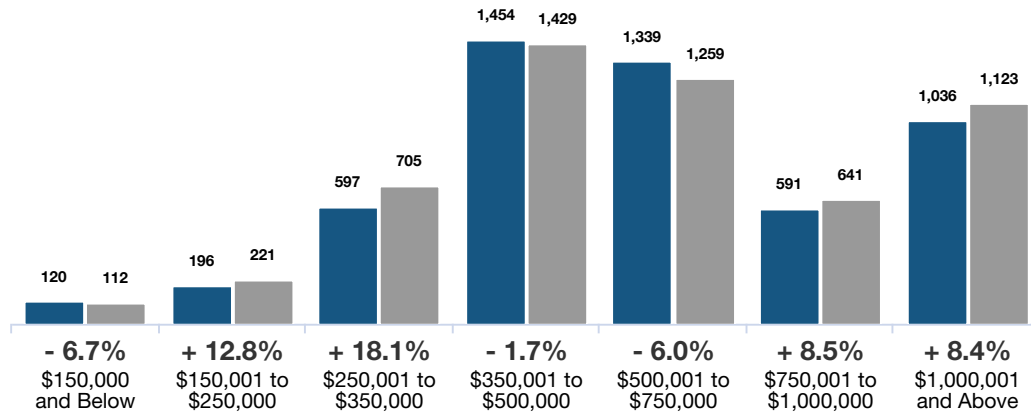
Closed Sales

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



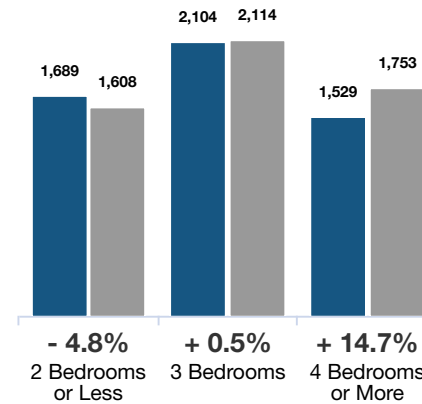
By Price Range

■ 8-2025 ■ 8-2026



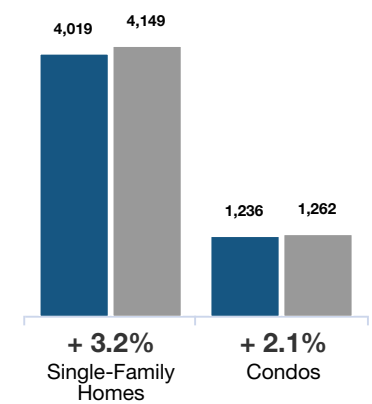
By Bedroom Count

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



All Properties				Single-Family Homes			Condos		
By Price Range	8-2025	8-2026	Change	8-2025	8-2026	Change	8-2025	8-2026	Change
\$150,000 and Below	120	112	- 6.7%	32	20	- 37.5%	14	19	+ 35.7%
\$150,001 to \$250,000	196	221	+ 12.8%	56	37	- 33.9%	139	183	+ 31.7%
\$250,001 to \$350,000	597	705	+ 18.1%	300	409	+ 36.3%	297	295	- 0.7%
\$350,001 to \$500,000	1,454	1,429	- 1.7%	1,187	1,164	- 1.9%	266	265	- 0.4%
\$500,001 to \$750,000	1,339	1,259	- 6.0%	1,038	997	- 3.9%	300	261	- 13.0%
\$750,001 to \$1,000,000	591	641	+ 8.5%	474	508	+ 7.2%	116	130	+ 12.1%
\$1,000,001 and Above	1,036	1,123	+ 8.4%	932	1,014	+ 8.8%	104	109	+ 4.8%
All Price Ranges	5,333	5,490	+ 2.9%	4,019	4,149	+ 3.2%	1,236	1,262	+ 2.1%
By Bedroom Count	8-2025	8-2026	Change	8-2025	8-2026	Change	8-2025	8-2026	Change
2 Bedrooms or Less	1,689	1,608	- 4.8%	860	708	- 17.7%	778	848	+ 9.0%
3 Bedrooms	2,104	2,114	+ 0.5%	1,713	1,739	+ 1.5%	367	352	- 4.1%
4 Bedrooms or More	1,529	1,753	+ 14.7%	1,444	1,690	+ 17.0%	83	59	- 28.9%
All Bedroom Counts	5,333	5,490	+ 2.9%	4,019	4,149	+ 3.2%	1,236	1,262	+ 2.1%

Days On Market Until Sale

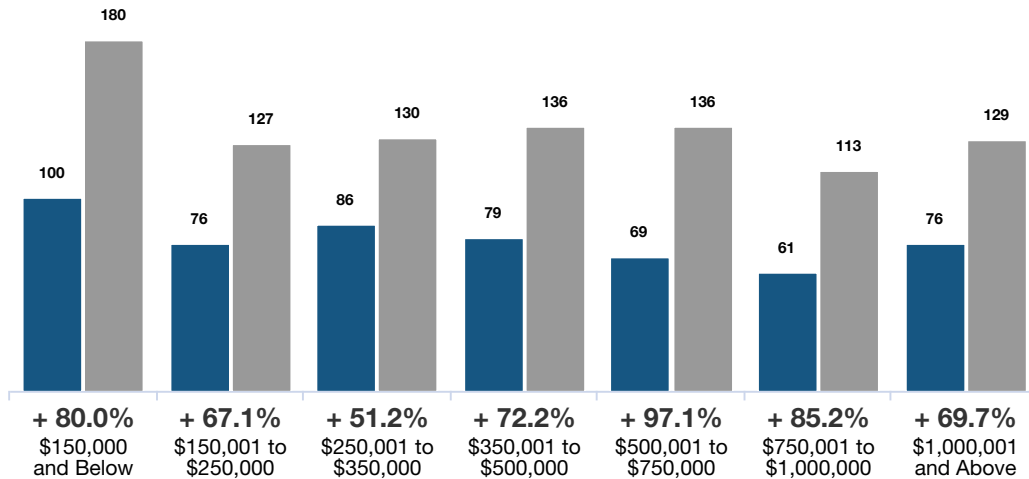
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



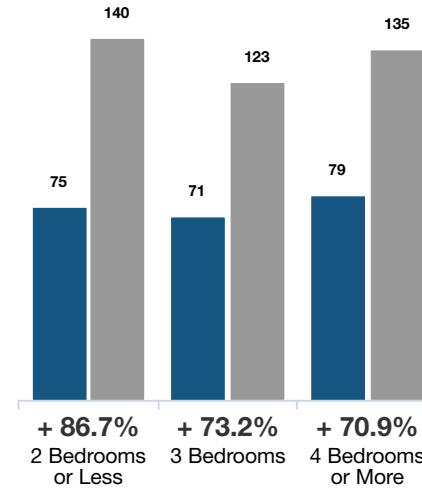
By Price Range

■ 8-2025 ■ 8-2026



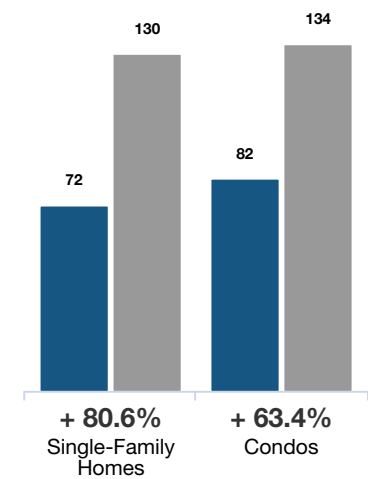
By Bedroom Count

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



All Properties

By Price Range	8-2025	8-2026	Change
\$150,000 and Below	100	180	+ 80.0%
\$150,001 to \$250,000	76	127	+ 67.1%
\$250,001 to \$350,000	86	130	+ 51.2%
\$350,001 to \$500,000	79	136	+ 72.2%
\$500,001 to \$750,000	69	136	+ 97.1%
\$750,001 to \$1,000,000	61	113	+ 85.2%
\$1,000,001 and Above	76	129	+ 69.7%
All Price Ranges	75	132	+ 76.0%

Single-Family Homes

	8-2025	8-2026	Change
2 Bedrooms or Less	82	179	+ 118.3%
3 Bedrooms	75	102	+ 36.0%
4 Bedrooms or More	75	119	+ 58.7%
	77	133	+ 72.7%
	64	135	+ 110.9%
	61	118	+ 93.4%
	77	132	+ 71.4%
All Single-Family Homes	72	130	+ 80.6%

Condos

	8-2025	8-2026	Change
Single-Family Homes	42	101	+ 140.5%
Condos	72	132	+ 83.3%
	98	147	+ 50.0%
	87	148	+ 70.1%
	84	142	+ 69.0%
	62	94	+ 51.6%
	64	105	+ 64.1%
All Condos	82	134	+ 63.4%

By Bedroom Count	8-2025	8-2026	Change
2 Bedrooms or Less	75	140	+ 86.7%
3 Bedrooms	71	123	+ 73.2%
4 Bedrooms or More	79	135	+ 70.9%
All Bedroom Counts	75	132	+ 76.0%

	8-2025	8-2026	Change
2 Bedrooms or Less	59	139	+ 135.6%
3 Bedrooms	72	121	+ 68.1%
4 Bedrooms or More	79	135	+ 70.9%
All Single-Family Homes	72	130	+ 80.6%

	8-2025	8-2026	Change
Single-Family Homes	90	135	+ 50.0%
Condos	70	135	+ 92.9%
	68	124	+ 82.4%
All Condos	82	134	+ 63.4%

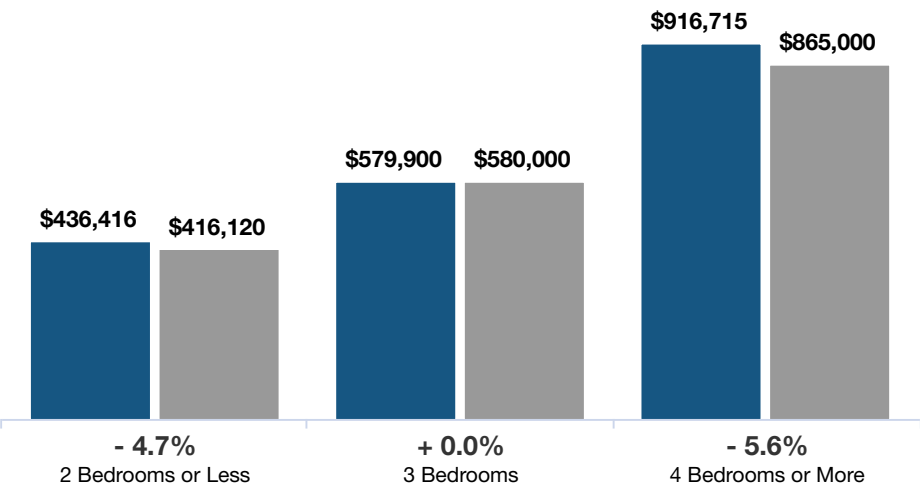
Median Sales Price

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



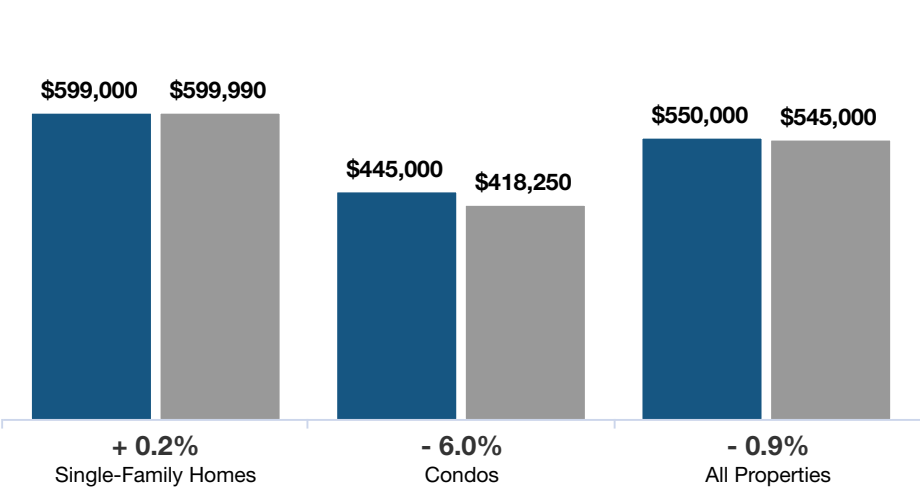
By Bedroom Count

8-2025 8-2026



By Property Type

8-2025 8-2026



All Properties

By Bedroom Count	8-2025	8-2026	Change
2 Bedrooms or Less	\$436,416	\$416,120	- 4.7%
3 Bedrooms	\$579,900	\$580,000	+ 0.0%
4 Bedrooms or More	\$916,715	\$865,000	- 5.6%
All Bedroom Counts	\$550,000	\$545,000	- 0.9%

Single-Family Homes

8-2025	8-2026	Change
\$470,000	\$460,108	- 2.1%
\$595,000	\$590,000	- 0.8%
\$943,370	\$865,000	- 8.3%
\$599,000	\$599,990	+ 0.2%

Condos

8-2025	8-2026	Change
\$385,000	\$362,000	- 6.0%
\$507,000	\$550,000	+ 8.5%
\$725,000	\$855,000	+ 17.9%
\$445,000	\$418,250	- 6.0%

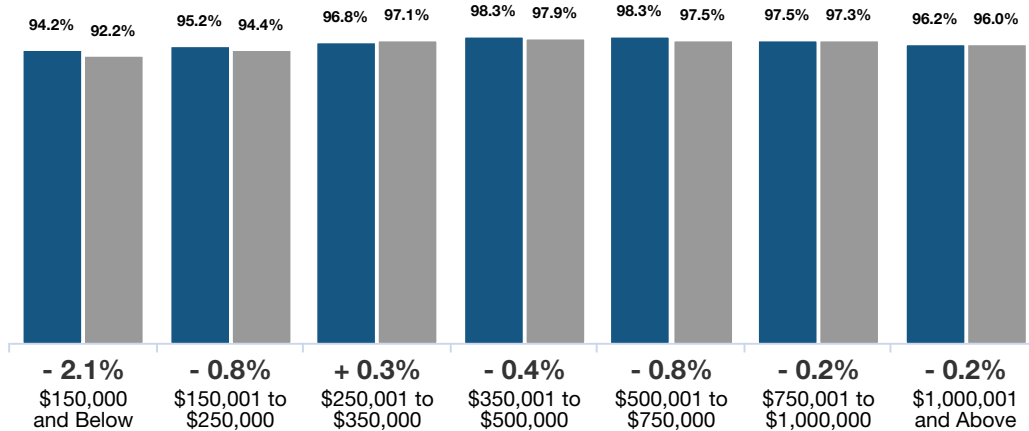
Percent of List Price Received

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.**



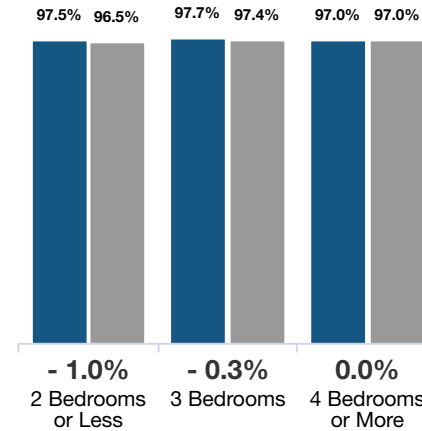
By Price Range

■ 8-2025 ■ 8-2026



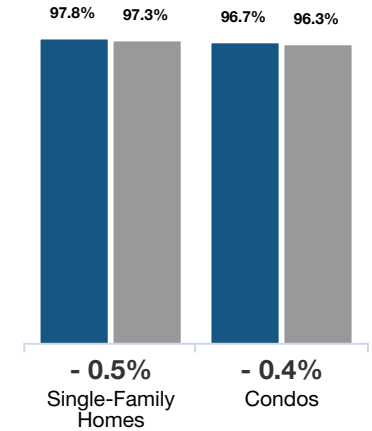
By Bedroom Count

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



All Properties				Single-Family Homes			Condos		
By Price Range	8-2025	8-2026	Change	8-2025	8-2026	Change	8-2025	8-2026	Change
\$150,000 and Below	94.2%	92.2%	- 2.1%	100.6%	93.1%	- 7.5%	90.3%	89.8%	- 0.6%
\$150,001 to \$250,000	95.2%	94.4%	- 0.8%	95.7%	94.1%	- 1.7%	95.1%	94.4%	- 0.7%
\$250,001 to \$350,000	96.8%	97.1%	+ 0.3%	97.4%	97.6%	+ 0.2%	96.3%	96.4%	+ 0.1%
\$350,001 to \$500,000	98.3%	97.9%	- 0.4%	98.6%	98.2%	- 0.4%	97.2%	96.7%	- 0.5%
\$500,001 to \$750,000	98.3%	97.5%	- 0.8%	98.6%	97.7%	- 0.9%	97.0%	96.8%	- 0.2%
\$750,001 to \$1,000,000	97.5%	97.3%	- 0.2%	97.5%	97.2%	- 0.3%	97.7%	97.4%	- 0.3%
\$1,000,001 and Above	96.2%	96.0%	- 0.2%	96.1%	96.0%	- 0.1%	97.2%	96.4%	- 0.8%
All Price Ranges	97.5%	97.0%	- 0.5%	97.8%	97.3%	- 0.5%	96.7%	96.3%	- 0.4%
By Bedroom Count	8-2025	8-2026	Change	8-2025	8-2026	Change	8-2025	8-2026	Change
2 Bedrooms or Less	97.5%	96.5%	- 1.0%	99.1%	97.6%	- 1.5%	96.2%	96.0%	- 0.2%
3 Bedrooms	97.7%	97.4%	- 0.3%	97.8%	97.5%	- 0.3%	97.4%	97.0%	- 0.4%
4 Bedrooms or More	97.0%	97.0%	0.0%	97.0%	97.0%	0.0%	97.8%	96.5%	- 1.3%
All Bedroom Counts	97.5%	97.0%	- 0.5%	97.8%	97.3%	- 0.5%	96.7%	96.3%	- 0.4%

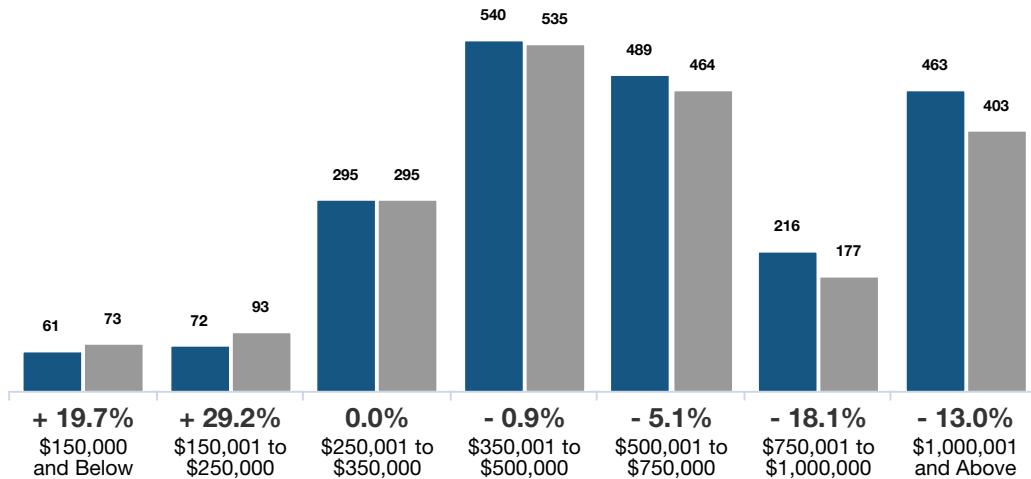
Inventory of Homes for Sale

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



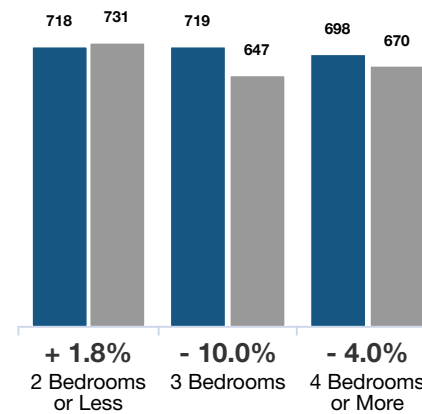
By Price Range

■ 8-2025 ■ 8-2026



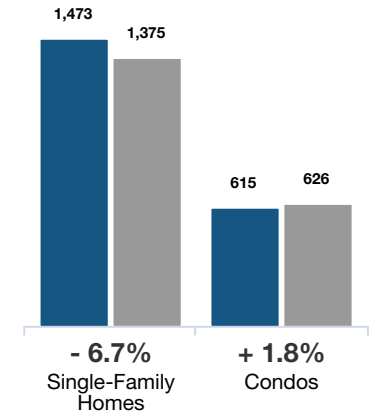
By Bedroom Count

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



All Properties				Single-Family Homes				Condos			
By Price Range	8-2025	8-2026	Change	8-2025	8-2026	Change		8-2025	8-2026	Change	
\$150,000 and Below	61	73	+ 19.7%	9	12	+ 33.3%		7	11	+ 57.1%	
\$150,001 to \$250,000	72	93	+ 29.2%	16	20	+ 25.0%		56	72	+ 28.6%	
\$250,001 to \$350,000	295	295	0.0%	114	113	- 0.9%		180	181	+ 0.6%	
\$350,001 to \$500,000	540	535	- 0.9%	395	393	- 0.5%		145	141	- 2.8%	
\$500,001 to \$750,000	489	464	- 5.1%	346	337	- 2.6%		142	127	- 10.6%	
\$750,001 to \$1,000,000	216	177	- 18.1%	174	137	- 21.3%		40	38	- 5.0%	
\$1,000,001 and Above	463	403	- 13.0%	418	351	- 16.0%		45	52	+ 15.6%	
All Price Ranges	2,137	2,057	- 3.7%	1,473	1,375	- 6.7%		615	626	+ 1.8%	
By Bedroom Count	8-2025	8-2026	Change	8-2025	8-2026	Change		8-2025	8-2026	Change	
2 Bedrooms or Less	718	731	+ 1.8%	245	249	+ 1.6%		431	439	+ 1.9%	
3 Bedrooms	719	647	- 10.0%	569	503	- 11.6%		146	134	- 8.2%	
4 Bedrooms or More	698	670	- 4.0%	657	616	- 6.2%		38	52	+ 36.8%	
All Bedroom Counts	2,137	2,057	- 3.7%	1,473	1,375	- 6.7%		615	626	+ 1.8%	

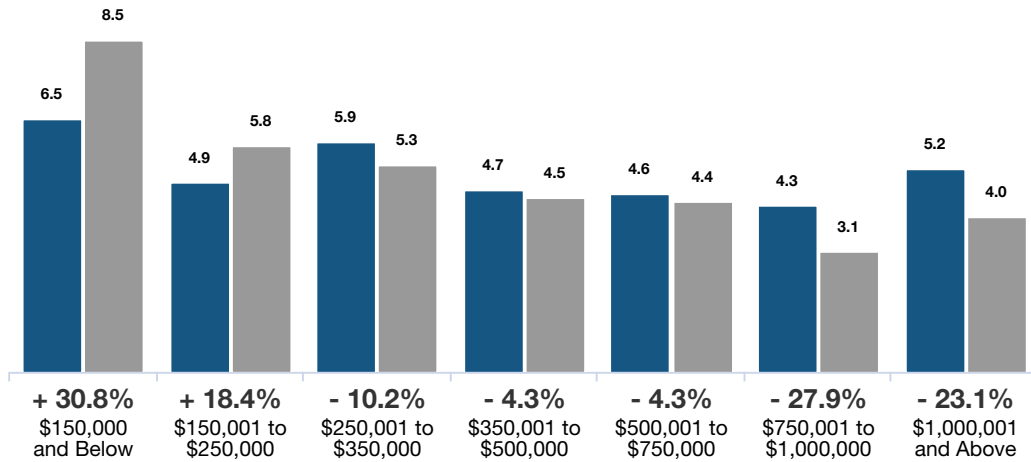
Months Supply of Inventory

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.**



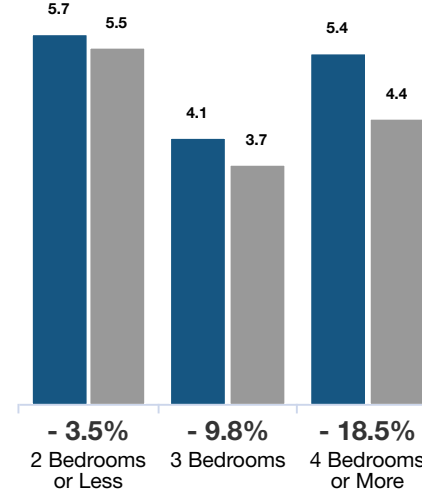
By Price Range

■ 8-2025 ■ 8-2026



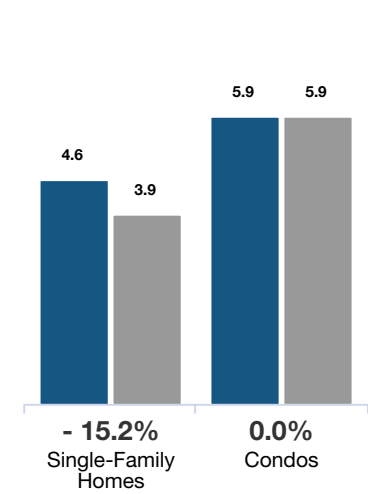
By Bedroom Count

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



All Properties

By Price Range	8-2025	8-2026	Change
\$150,000 and Below	6.5	8.5	+ 30.8%
\$150,001 to \$250,000	4.9	5.8	+ 18.4%
\$250,001 to \$350,000	5.9	5.3	- 10.2%
\$350,001 to \$500,000	4.7	4.5	- 4.3%
\$500,001 to \$750,000	4.6	4.4	- 4.3%
\$750,001 to \$1,000,000	4.3	3.1	- 27.9%
\$1,000,001 and Above	5.2	4.0	- 23.1%
All Price Ranges	4.9	4.4	- 10.2%

Single-Family Homes

	8-2025	8-2026	Change
	4.2	5.1	+ 21.4%
	3.3	6.5	+ 97.0%
	4.5	3.6	- 20.0%
	4.3	4.1	- 4.7%
	4.3	4.1	- 4.7%
	4.4	3.0	- 31.8%
	5.3	3.9	- 26.4%
All Single-Family Homes	4.6	3.9	- 15.2%

Condos

	8-2025	8-2026	Change
	3.0	5.8	+ 93.3%
	5.8	5.4	- 6.9%
	7.2	7.4	+ 2.8%
	6.2	6.3	+ 1.6%
	5.5	5.4	- 1.8%
	3.8	3.4	- 10.5%
	5.0	5.6	+ 12.0%
All Condos	5.9	5.9	0.0%

By Bedroom Count	8-2025	8-2026	Change
2 Bedrooms or Less	5.7	5.5	- 3.5%
3 Bedrooms	4.1	3.7	- 9.8%
4 Bedrooms or More	5.4	4.4	- 18.5%
All Bedroom Counts	4.9	4.4	- 10.2%

	8-2025	8-2026	Change
	4.4	4.3	- 2.3%
	3.9	3.5	- 10.3%
	5.4	4.2	- 22.2%
All Single-Family Homes	4.6	3.9	- 15.2%

	8-2025	8-2026	Change
	6.5	6.2	- 4.6%
	4.9	4.5	- 8.2%
	5.4	10.1	+ 87.0%
All Condos	5.9	5.9	0.0%