

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



April 2023

A limited supply of existing homes for sale, along with an increase in new homes on the market, have helped boost demand for new single-family homes this year. Monthly new-home sales increased 9.6% as of last measure, marking the highest rate of new-home sales in a year, according to the U.S. Census Bureau. Single-family housing starts increased for the second consecutive month, rising 2.7% to a seasonally adjusted 861,000 units as of last measure, while single-family housing completions were up 2.4% month-over-month. For the 12-month period spanning May 2022 through April 2023, Pending Sales in the Beaufort-Jasper County REALTORS® region fell 11.9 percent overall. The price range with the largest pending sales gain was the \$750,001 to \$1,000,000 range, where sales went up 36.1 percent.

The overall Median Sales Price rose 15.8 percent to \$382,000. The property type with the largest gain was the Condos segment, where prices improved 32.0 percent to \$305,000. The price range that tended to sell the quickest was the \$150,000 and Below range at 50 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 105 days.

Market-wide, inventory levels rose 49.5 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale improved 50.8 percent. That amounts to 1.9 months of inventory for Single-Family Homes and 2.1 months of inventory for Condos.

Quick Facts

+ 36.1%

- 9.6%

- 10.7%

Price Range with
Strongest Sales:
\$750,001 to \$1,000,000

Bedroom Count with
Strongest Sales:
2 Bedrooms or Less

Property Type With
Strongest Sales:
Condos

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



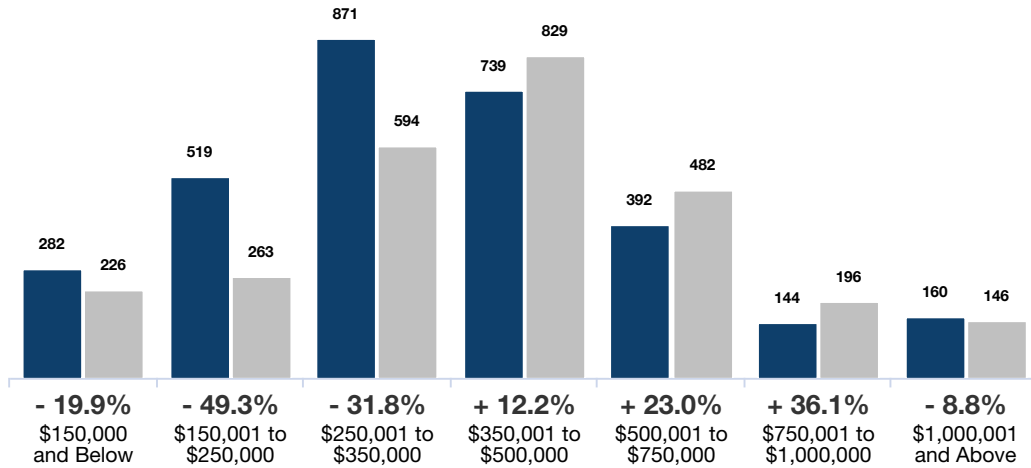
Pending Sales



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

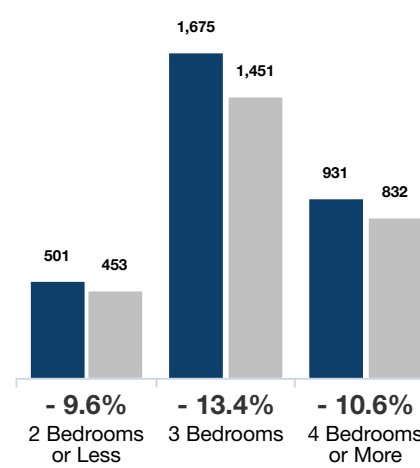
By Price Range

■ 4-2022 ■ 4-2023



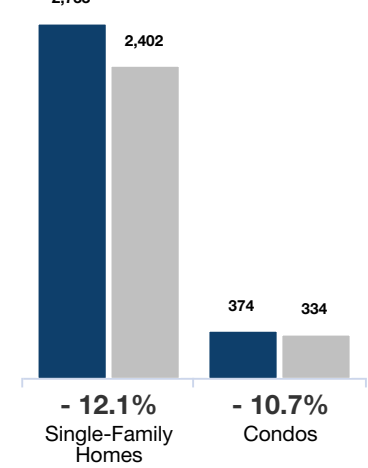
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



All Properties

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	282	226	-19.9%
\$150,001 to \$250,000	519	263	-49.3%
\$250,001 to \$350,000	871	594	-31.8%
\$350,001 to \$500,000	739	829	+12.2%
\$500,001 to \$750,000	392	482	+23.0%
\$750,001 to \$1,000,000	144	196	+36.1%
\$1,000,001 and Above	160	146	-8.8%
All Price Ranges	3,107	2,736	-11.9%

Single-Family Homes

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	208	195	-6.2%
3 Bedrooms	383	172	-55.1%
4 Bedrooms or More	782	495	-36.7%
2 Bedrooms or Less	692	765	+10.5%
3 Bedrooms	372	447	+20.2%
4 Bedrooms or More	139	189	+36.0%
All Bedroom Counts	2,733	2,402	-12.1%

Condos

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	74	31	-58.1%
\$150,001 to \$250,000	136	91	-33.1%
\$250,001 to \$350,000	89	99	+11.2%
\$350,001 to \$500,000	47	64	+36.2%
\$500,001 to \$750,000	20	35	+75.0%
\$750,001 to \$1,000,000	5	7	+40.0%
\$1,000,001 and Above	3	7	+133.3%
All Price Ranges	374	334	-10.7%

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	501	453	-9.6%
3 Bedrooms	1,675	1,451	-13.4%
4 Bedrooms or More	931	832	-10.6%
All Bedroom Counts	3,107	2,736	-11.9%

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	269	239	-11.2%
\$150,001 to \$250,000	1,548	1,351	-12.7%
\$250,001 to \$350,000	916	812	-11.4%
\$350,001 to \$500,000	232	214	-7.8%
\$500,001 to \$750,000	127	100	-21.3%
\$750,001 to \$1,000,000	15	20	+33.3%
\$1,000,001 and Above	3	7	+133.3%
All Price Ranges	374	334	-10.7%

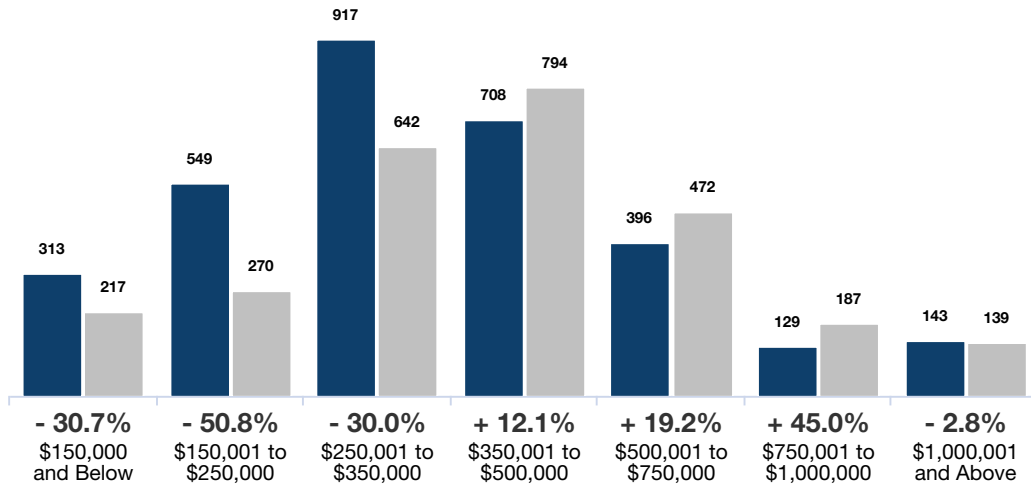
Closed Sales



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

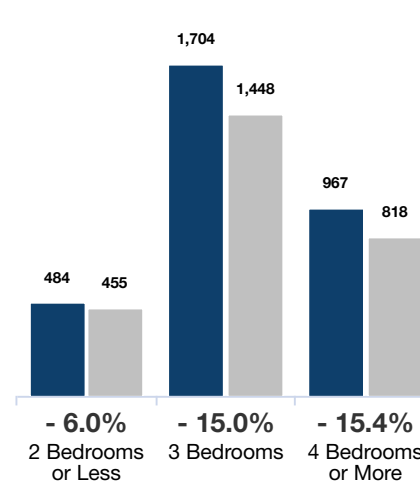
By Price Range

■ 4-2022 ■ 4-2023



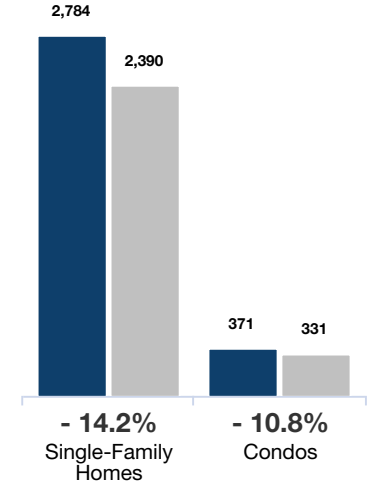
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



All Properties

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	313	217	- 30.7%
\$150,001 to \$250,000	549	270	- 50.8%
\$250,001 to \$350,000	917	642	- 30.0%
\$350,001 to \$500,000	708	794	+ 12.1%
\$500,001 to \$750,000	396	472	+ 19.2%
\$750,001 to \$1,000,000	129	187	+ 45.0%
\$1,000,001 and Above	143	139	- 2.8%
All Price Ranges	3,155	2,721	- 13.8%

Single-Family Homes

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	235	187	- 20.4%
3 Bedrooms	411	177	- 56.9%
4 Bedrooms or More	831	543	- 34.7%
2 Bedrooms or Less	666	733	+ 10.1%
3 Bedrooms	376	440	+ 17.0%
4 Bedrooms or More	125	176	+ 40.8%
2 Bedrooms or Less	140	134	- 4.3%
All Bedroom Counts	2,784	2,390	- 14.2%

Condos

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	78	30	- 61.5%
\$150,001 to \$250,000	138	93	- 32.6%
\$250,001 to \$350,000	86	99	+ 15.1%
\$350,001 to \$500,000	42	61	+ 45.2%
\$500,001 to \$750,000	20	32	+ 60.0%
\$750,001 to \$1,000,000	4	11	+ 175.0%
\$1,000,001 and Above	3	5	+ 66.7%
All Price Ranges	371	331	- 10.8%

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	484	455	- 6.0%
3 Bedrooms	1,704	1,448	- 15.0%
4 Bedrooms or More	967	818	- 15.4%
All Bedroom Counts	3,155	2,721	- 13.8%

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	256	236	- 7.8%
\$150,001 to \$250,000	1,582	1,354	- 14.4%
\$250,001 to \$350,000	946	800	- 15.4%
\$350,001 to \$500,000	21	18	- 14.3%
\$500,001 to \$750,000	3	5	+ 66.7%
\$750,001 to \$1,000,000	3	5	+ 66.7%
\$1,000,001 and Above	3	5	+ 66.7%
All Price Ranges	371	331	- 10.8%

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	228	219	- 3.9%
\$150,001 to \$250,000	122	94	- 23.0%
\$250,001 to \$350,000	21	18	- 14.3%
\$350,001 to \$500,000	21	18	- 14.3%
\$500,001 to \$750,000	21	18	- 14.3%
\$750,001 to \$1,000,000	21	18	- 14.3%
\$1,000,001 and Above	21	18	- 14.3%
All Price Ranges	371	331	- 10.8%

Days On Market Until Sale

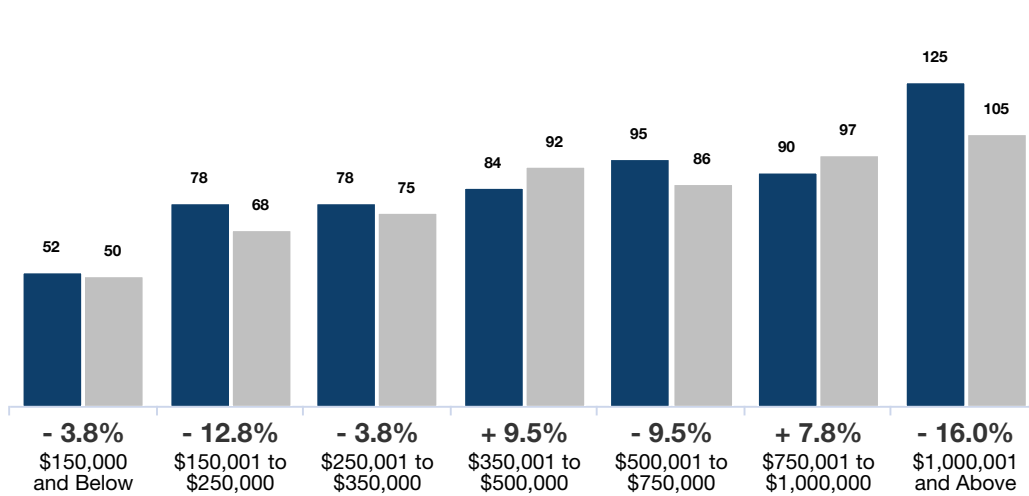


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

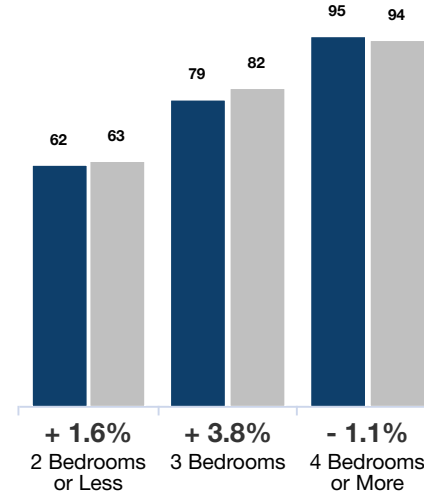
By Price Range

■ 4-2022 ■ 4-2023



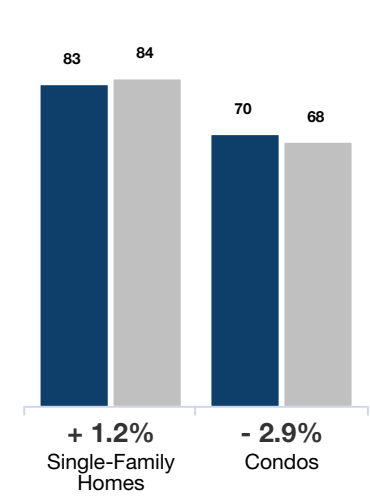
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



All Properties

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	52	50	- 3.8%
\$150,001 to \$250,000	78	68	- 12.8%
\$250,001 to \$350,000	78	75	- 3.8%
\$350,001 to \$500,000	84	92	+ 9.5%
\$500,001 to \$750,000	95	86	- 9.5%
\$750,001 to \$1,000,000	90	97	+ 7.8%
\$1,000,001 and Above	125	105	- 16.0%
All Price Ranges	81	82	+ 1.2%

Single-Family Homes

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	62	63	+ 1.6%
3 Bedrooms	79	82	+ 3.8%
4 Bedrooms or More	95	94	- 1.1%
All Bedroom Counts	81	82	+ 1.2%

Condos

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	50	50	0.0%
\$150,001 to \$250,000	76	54	- 28.9%
\$250,001 to \$350,000	69	65	- 5.8%
\$350,001 to \$500,000	86	94	+ 9.3%
\$500,001 to \$750,000	98	71	- 27.6%
\$750,001 to \$1,000,000	42	110	+ 161.9%
\$1,000,001 and Above	37	111	+ 200.0%
All Price Ranges	70	68	- 2.9%

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	62	63	+ 1.6%
3 Bedrooms	79	82	+ 3.8%
4 Bedrooms or More	95	94	- 1.1%
All Bedroom Counts	81	82	+ 1.2%

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	52	51	- 1.9%
\$150,001 to \$250,000	79	76	- 3.8%
\$250,001 to \$350,000	79	77	- 2.5%
\$350,001 to \$500,000	83	92	+ 10.8%
\$500,001 to \$750,000	94	87	- 7.4%
\$750,001 to \$1,000,000	91	96	+ 5.5%
\$1,000,001 and Above	127	104	- 18.1%
All Price Ranges	83	84	+ 1.2%

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	50	50	0.0%
\$150,001 to \$250,000	76	54	- 28.9%
\$250,001 to \$350,000	69	65	- 5.8%
\$350,001 to \$500,000	86	94	+ 9.3%
\$500,001 to \$750,000	98	71	- 27.6%
\$750,001 to \$1,000,000	42	110	+ 161.9%
\$1,000,001 and Above	37	111	+ 200.0%
All Price Ranges	70	68	- 2.9%

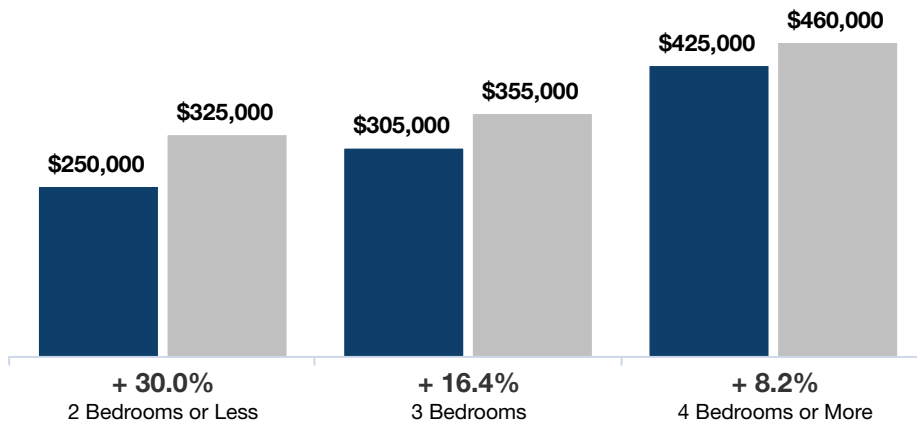
Median Sales Price



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

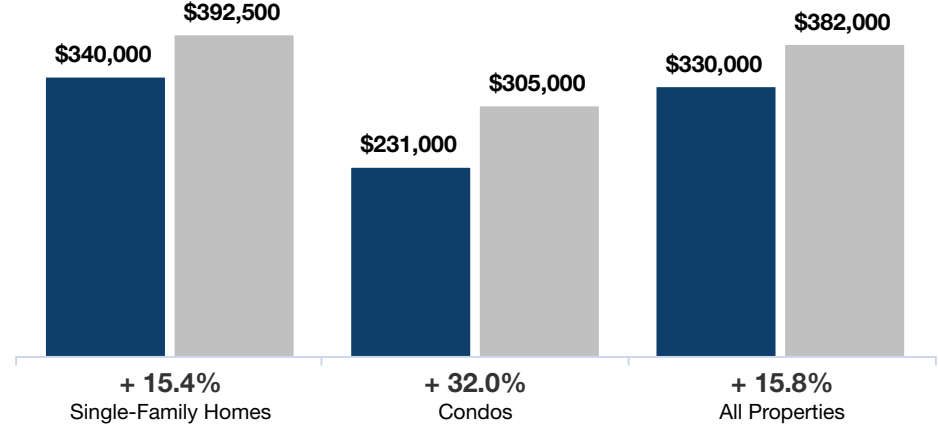
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



All Properties

By Bedroom Count

	4-2022	4-2023	Change
2 Bedrooms or Less	\$250,000	\$325,000	+ 30.0%
3 Bedrooms	\$305,000	\$355,000	+ 16.4%
4 Bedrooms or More	\$425,000	\$460,000	+ 8.2%
All Bedroom Counts	\$330,000	\$382,000	+ 15.8%

Single-Family Homes

	4-2022	4-2023	Change
Single-Family Homes	\$299,000	\$385,000	+ 28.8%
Single-Family Homes	\$310,000	\$358,765	+ 15.7%
Single-Family Homes	\$425,020	\$463,800	+ 9.1%
All Single-Family Homes	\$340,000	\$392,500	+ 15.4%

Condos

	4-2022	4-2023	Change
Condos	\$228,250	\$290,000	+ 27.1%
Condos	\$242,750	\$315,000	+ 29.8%
Condos	\$212,000	\$296,450	+ 39.8%
All Condos	\$231,000	\$305,000	+ 32.0%

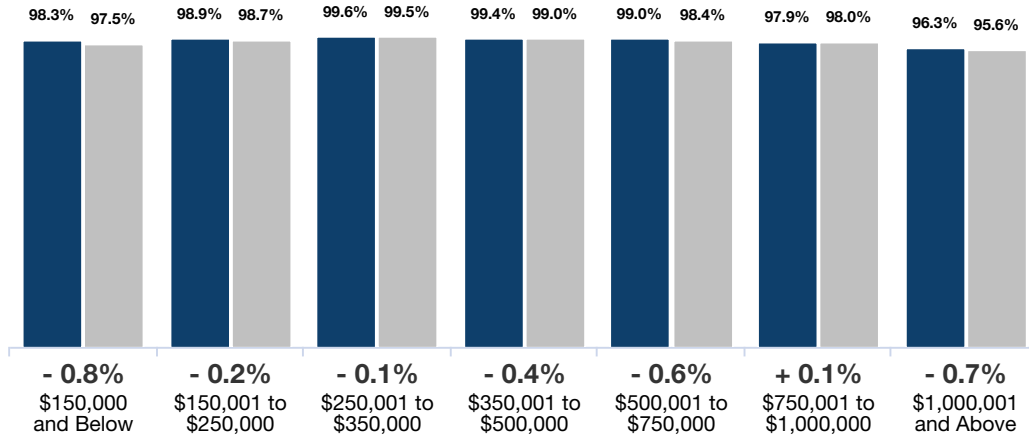
Percent of List Price Received



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.**

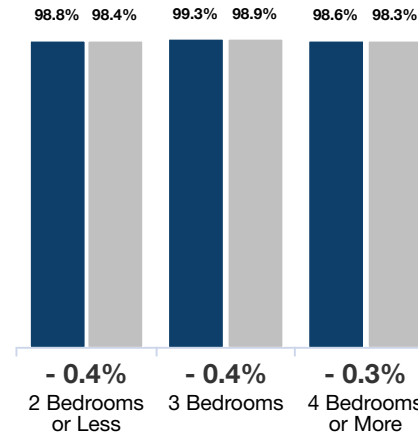
By Price Range

■ 4-2022 ■ 4-2023



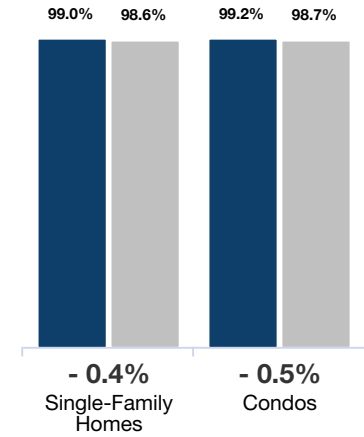
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



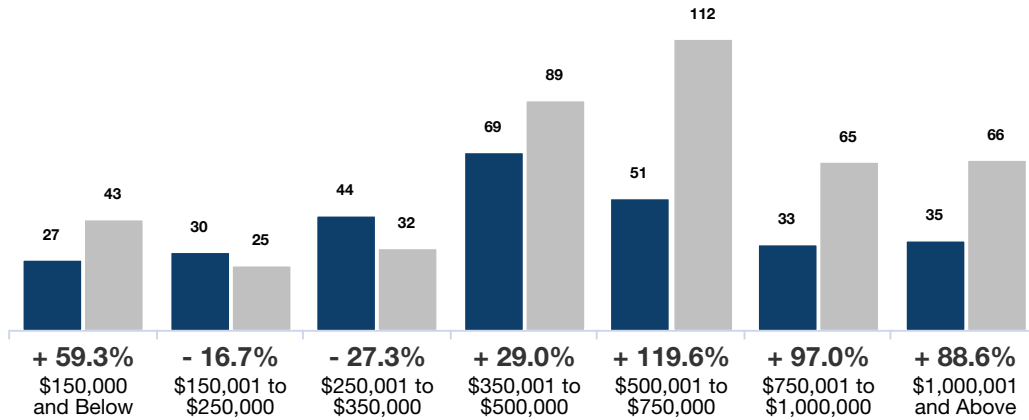
	All Properties			Single-Family Homes			Condos		
By Price Range	4-2022	4-2023	Change	4-2022	4-2023	Change	4-2022	4-2023	Change
\$150,000 and Below	98.3%	97.5%	- 0.8%	97.9%	97.3%	- 0.6%	99.3%	99.0%	- 0.3%
\$150,001 to \$250,000	98.9%	98.7%	- 0.2%	98.8%	98.6%	- 0.2%	99.3%	99.0%	- 0.3%
\$250,001 to \$350,000	99.6%	99.5%	- 0.1%	99.7%	99.7%	0.0%	99.1%	98.5%	- 0.6%
\$350,001 to \$500,000	99.4%	99.0%	- 0.4%	99.4%	99.1%	- 0.3%	98.4%	98.6%	+ 0.2%
\$500,001 to \$750,000	99.0%	98.4%	- 0.6%	99.0%	98.3%	- 0.7%	99.6%	99.1%	- 0.5%
\$750,001 to \$1,000,000	97.9%	98.0%	+ 0.1%	97.8%	97.9%	+ 0.1%	100.5%	99.7%	- 0.8%
\$1,000,001 and Above	96.3%	95.6%	- 0.7%	96.2%	95.7%	- 0.5%	103.4%	94.3%	- 8.8%
All Price Ranges	99.0%	98.6%	- 0.4%	99.0%	98.6%	- 0.4%	99.2%	98.7%	- 0.5%
By Bedroom Count	4-2022	4-2023	Change	4-2022	4-2023	Change	4-2022	4-2023	Change
2 Bedrooms or Less	98.8%	98.4%	- 0.4%	98.7%	98.4%	- 0.3%	98.9%	98.4%	- 0.5%
3 Bedrooms	99.3%	98.9%	- 0.4%	99.2%	98.9%	- 0.3%	99.6%	99.4%	- 0.2%
4 Bedrooms or More	98.6%	98.3%	- 0.3%	98.6%	98.2%	- 0.4%	100.6%	99.4%	- 1.2%
All Bedroom Counts	99.0%	98.6%	- 0.4%	99.0%	98.6%	- 0.4%	99.2%	98.7%	- 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.**

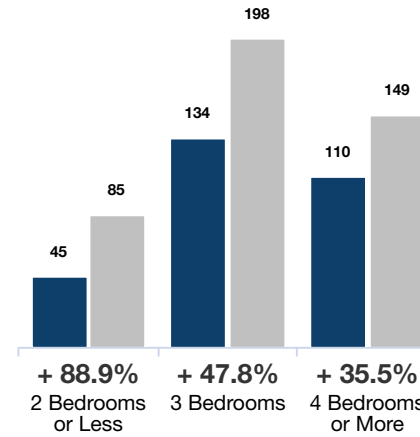
By Price Range

■ 4-2022 ■ 4-2023



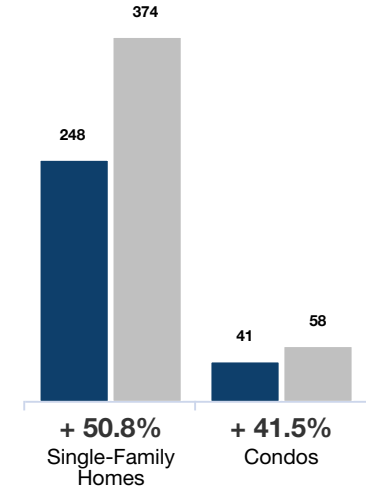
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



	All Properties			Single-Family Homes			Condos		
By Price Range	4-2022	4-2023	Change	4-2022	4-2023	Change	4-2022	4-2023	Change
\$150,000 and Below	27	43	+ 59.3%	21	38	+ 81.0%	6	5	- 16.7%
\$150,001 to \$250,000	30	25	- 16.7%	23	14	- 39.1%	7	11	+ 57.1%
\$250,001 to \$350,000	44	32	- 27.3%	36	24	- 33.3%	8	8	0.0%
\$350,001 to \$500,000	69	89	+ 29.0%	60	78	+ 30.0%	9	11	+ 22.2%
\$500,001 to \$750,000	51	112	+ 119.6%	46	96	+ 108.7%	5	16	+ 220.0%
\$750,001 to \$1,000,000	33	65	+ 97.0%	30	60	+ 100.0%	3	5	+ 66.7%
\$1,000,001 and Above	35	66	+ 88.6%	32	64	+ 100.0%	3	2	- 33.3%
All Price Ranges	289	432	+ 49.5%	248	374	+ 50.8%	41	58	+ 41.5%
By Bedroom Count	4-2022	4-2023	Change	4-2022	4-2023	Change	4-2022	4-2023	Change
2 Bedrooms or Less	45	85	+ 88.9%	21	46	+ 119.0%	24	39	+ 62.5%
3 Bedrooms	134	198	+ 47.8%	123	184	+ 49.6%	11	14	+ 27.3%
4 Bedrooms or More	110	149	+ 35.5%	104	144	+ 38.5%	6	5	- 16.7%
All Bedroom Counts	289	432	+ 49.5%	248	374	+ 50.8%	41	58	+ 41.5%

Months Supply of Inventory

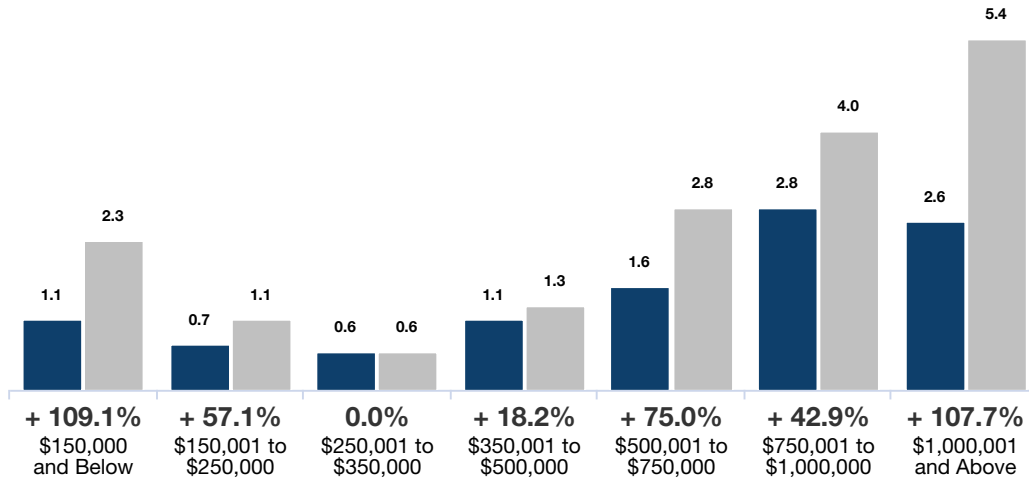


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

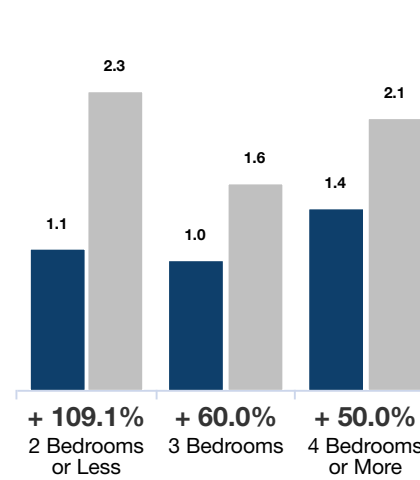
By Price Range

■ 4-2022 ■ 4-2023



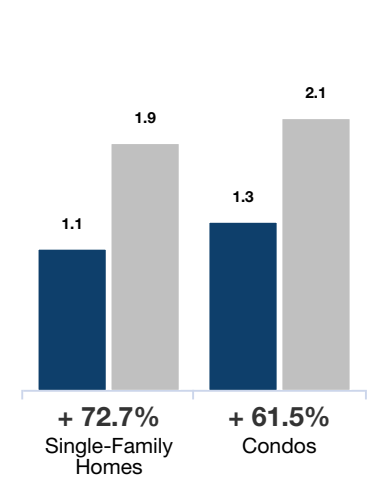
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



	All Properties			Single-Family Homes			Condos		
By Price Range	4-2022	4-2023	Change	4-2022	4-2023	Change	4-2022	4-2023	Change
\$150,000 and Below	1.1	2.3	+ 109.1%	1.2	2.3	+ 91.7%	1.0	1.8	+ 80.0%
\$150,001 to \$250,000	0.7	1.1	+ 57.1%	0.7	1.0	+ 42.9%	0.6	1.5	+ 150.0%
\$250,001 to \$350,000	0.6	0.6	0.0%	0.6	0.6	0.0%	1.1	1.0	- 9.1%
\$350,001 to \$500,000	1.1	1.3	+ 18.2%	1.0	1.2	+ 20.0%	2.3	2.1	- 8.7%
\$500,001 to \$750,000	1.6	2.8	+ 75.0%	1.5	2.6	+ 73.3%	2.5	5.5	+ 120.0%
\$750,001 to \$1,000,000	2.8	4.0	+ 42.9%	2.6	3.8	+ 46.2%	2.4	4.3	+ 79.2%
\$1,000,001 and Above	2.6	5.4	+ 107.7%	2.4	5.5	+ 129.2%	2.0	1.4	- 30.0%
All Price Ranges	1.1	1.9	+ 72.7%	1.1	1.9	+ 72.7%	1.3	2.1	+ 61.5%
By Bedroom Count	4-2022	4-2023	Change	4-2022	4-2023	Change	4-2022	4-2023	Change
2 Bedrooms or Less	1.1	2.3	+ 109.1%	0.9	2.3	+ 155.6%	1.2	2.2	+ 83.3%
3 Bedrooms	1.0	1.6	+ 60.0%	1.0	1.6	+ 60.0%	1.0	1.7	+ 70.0%
4 Bedrooms or More	1.4	2.1	+ 50.0%	1.4	2.1	+ 50.0%	2.8	2.2	- 21.4%
All Bedroom Counts	1.1	1.9	+ 72.7%	1.1	1.9	+ 72.7%	1.3	2.1	+ 61.5%