

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



April 2022

The share of Americans planning to purchase a home in the next year is falling, according to NAHB's Housing Trends Report, with only 13% of adults intending to purchase a home in the next 12 months, the lowest level since mid-2020. Declining affordability and low inventory have made it difficult for many buyers to compete in the current market, as rising inflation, surging interest rates, and record high sales prices have priced an increasing number of prospective buyers out of the market. For the 12-month period spanning May 2021 through April 2022, Pending Sales in the Beaufort region were down 15.4 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 6.8 percent.

The overall Median Sales Price was up 17.9 percent to \$329,995. The property type with the largest price gain was the Condos segment, where prices increased 22.7 percent to \$230,000. The price range that tended to sell the quickest was the \$100,000 and Below range at 29 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 51 days.

Market-wide, inventory levels were up 6.0 percent. The property type that gained the most inventory was the Condos segment, where it increased 4.7 percent. That amounts to 0.9 months supply for Single-Family homes and 1.4 months supply for Condos.

Quick Facts

+ 6.8%

- 5.3%

- 14.7%

Price Range With the Strongest Sales:

\$300,001 and Above

Bedroom Count With Strongest Sales:

2 Bedrooms or Less

Property Type With Strongest Sales:

Single-Family

Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

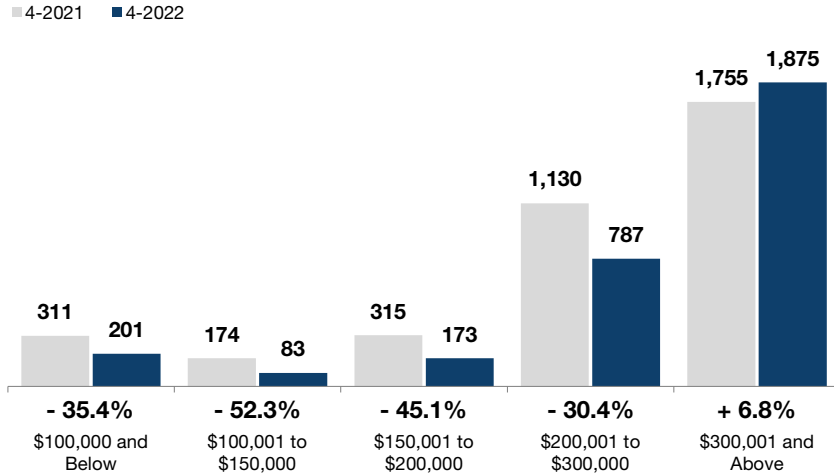


Pending Sales

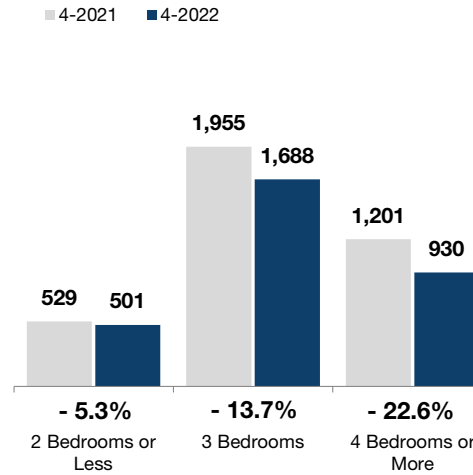
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



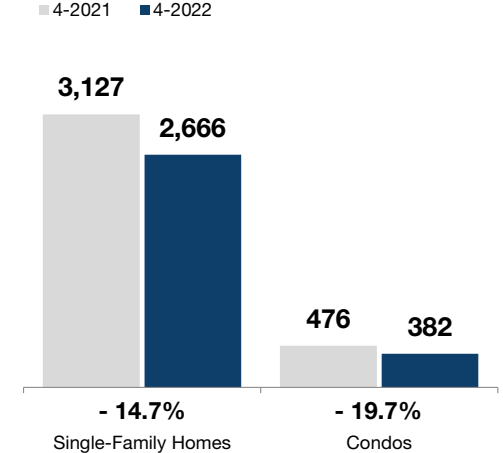
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2021	4-2022	Change
\$100,000 and Below	311	201	- 35.4%
\$100,001 to \$150,000	174	83	- 52.3%
\$150,001 to \$200,000	315	173	- 45.1%
\$200,001 to \$300,000	1,130	787	- 30.4%
\$300,001 and Above	1,755	1,875	+ 6.8%
All Price Ranges	3,685	3,119	- 15.4%

Single-Family Homes

4-2021	4-2022	Change
216	140	- 35.2%
79	37	- 53.2%
185	96	- 48.1%
991	623	- 37.1%
1,656	1,770	+ 6.9%
3,127	2,666	- 14.7%

Condos

4-2021	4-2022	Change
63	44	- 30.2%
72	30	- 58.3%
117	61	- 47.9%
128	146	+ 14.1%
96	101	+ 5.2%
476	382	- 19.7%

By Bedroom Count

4-2021	4-2022	Change
529	501	- 5.3%
1,955	1,688	- 13.7%
1,201	930	- 22.6%
3,685	3,119	- 15.4%

4-2021	4-2022	Change
216	256	+ 18.5%
1,771	1,518	- 14.3%
1,140	892	- 21.8%
3,127	2,666	- 14.7%

4-2021	4-2022	Change
303	233	- 23.1%
132	130	- 1.5%
41	19	- 53.7%
476	382	- 19.7%

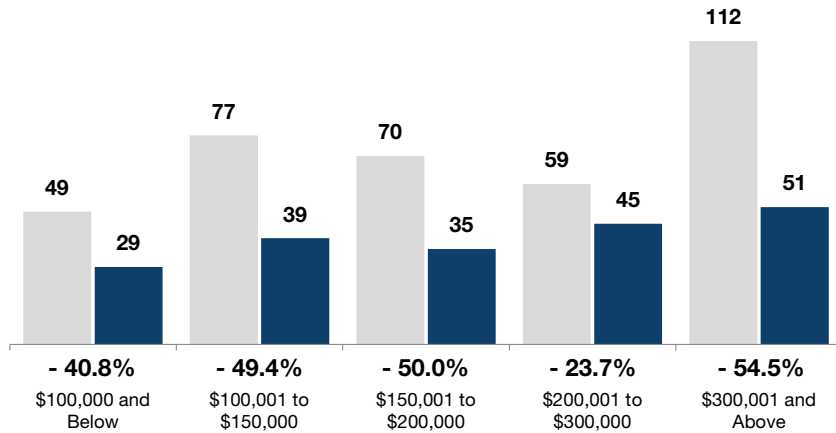
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted.
Based on a rolling 12-month average.



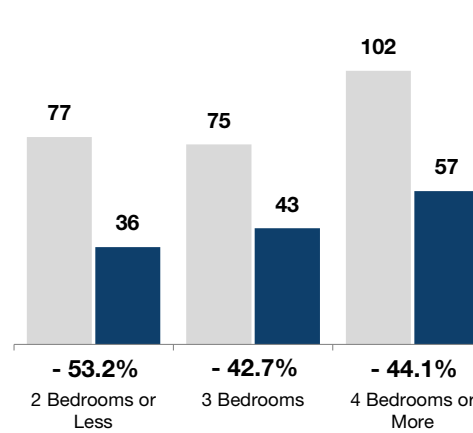
By Price Range

■ 4-2021 ■ 4-2022



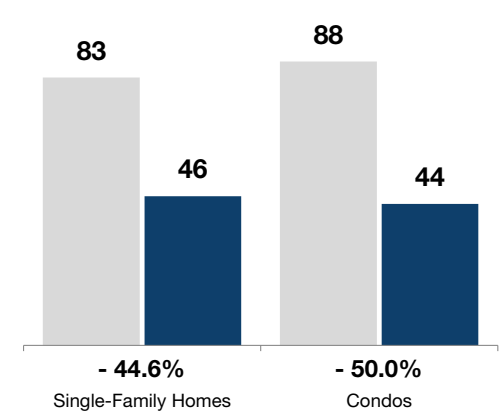
By Bedroom Count

■ 4-2021 ■ 4-2022



By Property Type

■ 4-2021 ■ 4-2022



All Properties

By Price Range

	4-2021	4-2022	Change
\$100,000 and Below	49	29	- 40.8%
\$100,001 to \$150,000	77	39	- 49.4%
\$150,001 to \$200,000	70	35	- 50.0%
\$200,001 to \$300,000	59	45	- 23.7%
\$300,001 and Above	112	51	- 54.5%
All Price Ranges	84	46	- 45.2%

Single-Family Homes

	4-2021	4-2022	Change
2 Bedrooms or Less	45	25	- 44.4%
3 Bedrooms	70	39	- 44.3%
4 Bedrooms or More	67	36	- 46.3%
	56	43	- 23.2%
	111	51	- 54.1%
All Single-Family Homes	83	46	- 44.6%

Condos

	4-2021	4-2022	Change
	65	24	- 63.1%
	78	41	- 47.4%
	75	31	- 58.7%
	88	52	- 40.9%
	136	51	- 62.5%
All Condos	88	44	- 50.0%

By Bedroom Count

	4-2021	4-2022	Change
2 Bedrooms or Less	77	36	- 53.2%
3 Bedrooms	75	43	- 42.7%
4 Bedrooms or More	102	57	- 44.1%
All Bedroom Counts	84	46	- 45.2%

	4-2021	4-2022	Change
2 Bedrooms or Less	61	34	- 44.3%
3 Bedrooms	74	43	- 41.9%
4 Bedrooms or More	103	56	- 45.6%
All Single-Family Homes	83	46	- 44.6%

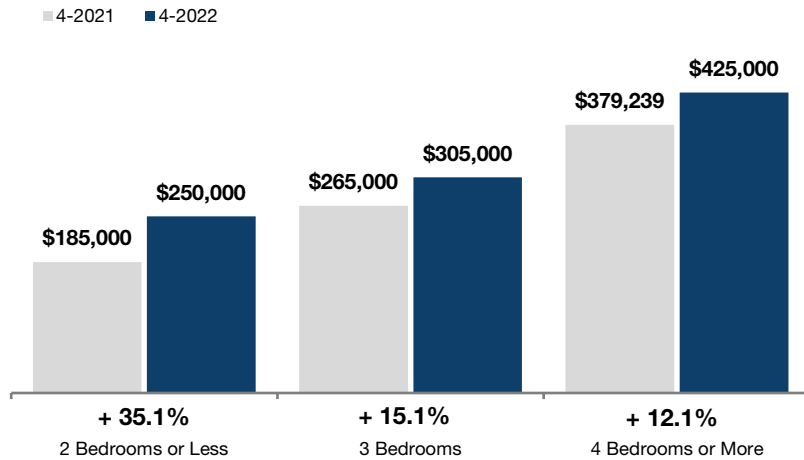
	4-2021	4-2022	Change
	88	39	- 55.7%
	87	43	- 50.6%
	95	98	+ 3.2%
All Condos	88	44	- 50.0%

Median Sales Price

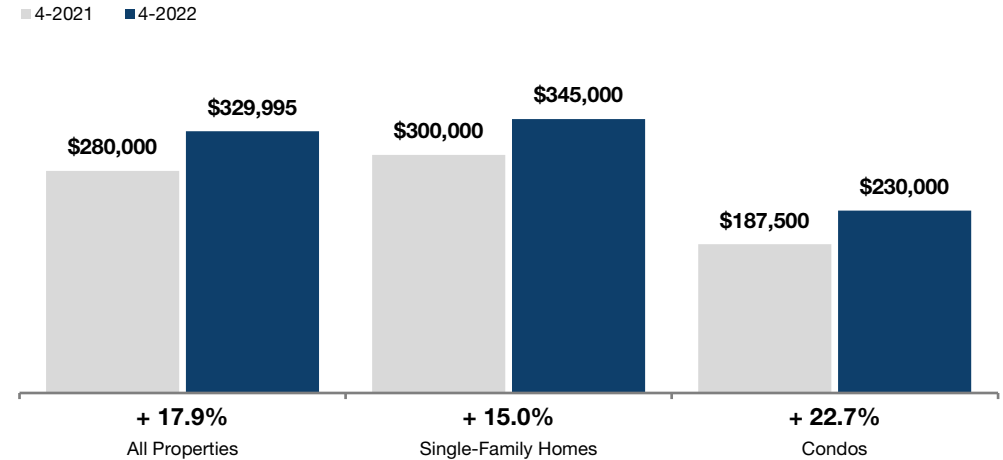
Median price point for all closed sales, not accounting for seller concessions.
Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count

	4-2021	4-2022	Change
2 Bedrooms or Less	\$185,000	\$250,000	+ 35.1%
3 Bedrooms	\$265,000	\$305,000	+ 15.1%
4 Bedrooms or More	\$379,239	\$425,000	+ 12.1%
All Bedroom Counts	\$280,000	\$329,995	+ 17.9%

Single-Family Homes

	4-2021	4-2022	Change	4-2021	4-2022	Change
	\$225,000	\$300,000	+ 33.3%	\$170,000	\$227,500	+ 33.8%
	\$270,500	\$315,000	+ 16.5%	\$204,188	\$240,000	+ 17.5%
	\$385,923	\$430,000	+ 11.4%	\$205,000	\$212,000	+ 3.4%
All Properties	\$300,000	\$345,000	+ 15.0%	\$187,500	\$230,000	+ 22.7%

Condos

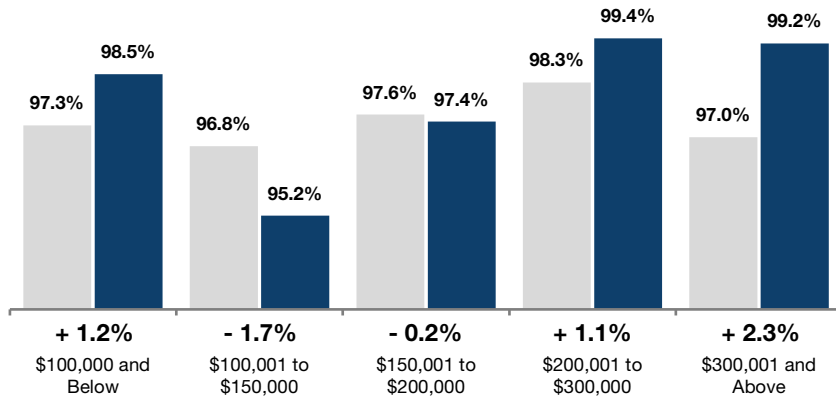
Percent of List Price Received

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.**



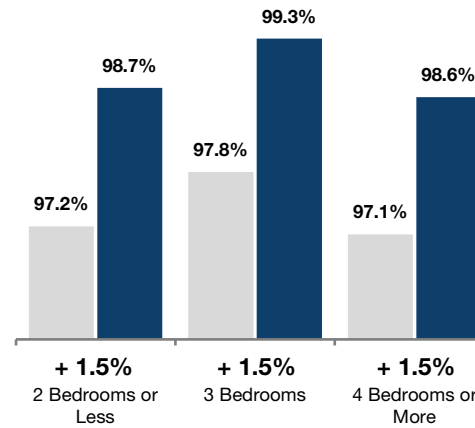
By Price Range

■ 4-2021 ■ 4-2022



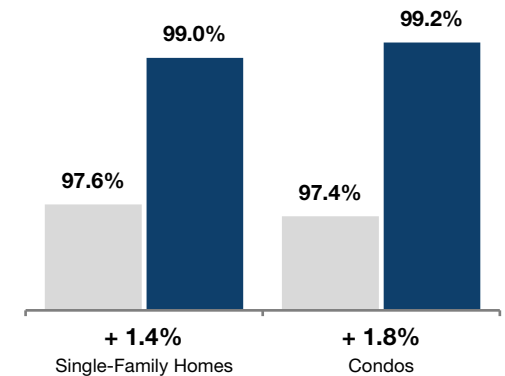
By Bedroom Count

■ 4-2021 ■ 4-2022



By Property Type

■ 4-2021 ■ 4-2022



All Properties

By Price Range	4-2021	4-2022	Change
\$100,000 and Below	97.3%	98.5%	+ 1.2%
\$100,001 to \$150,000	96.8%	95.2%	- 1.7%
\$150,001 to \$200,000	97.6%	97.4%	- 0.2%
\$200,001 to \$300,000	98.3%	99.4%	+ 1.1%
\$300,001 and Above	97.0%	99.2%	+ 2.3%
All Price Ranges	97.5%	99.0%	+ 1.5%

Single-Family Homes

4-2021	4-2022	Change
97.8%	98.6%	+ 0.8%
96.0%	93.6%	- 2.5%
97.5%	96.1%	- 1.4%
98.4%	99.4%	+ 1.0%
97.1%	99.3%	+ 2.3%
97.6%	99.0%	+ 1.4%

Condos

4-2021	4-2022	Change
97.3%	98.6%	+ 1.3%
97.8%	99.4%	+ 1.6%
97.9%	99.6%	+ 1.7%
97.5%	99.1%	+ 1.6%
96.6%	99.2%	+ 2.7%
97.4%	99.2%	+ 1.8%

By Bedroom Count

4-2021	4-2022	Change
97.2%	98.7%	+ 1.5%
97.8%	99.3%	+ 1.5%
97.1%	98.6%	+ 1.5%
97.5%	99.0%	+ 1.5%

4-2021	4-2022	Change	4-2021	4-2022	Change
97.7%	98.6%	+ 0.9%	97.1%	98.8%	+ 1.8%
97.8%	99.4%	+ 1.6%	98.1%	99.7%	+ 1.6%
97.1%	98.6%	+ 1.5%	98.4%	100.6%	+ 2.2%
97.6%	99.0%	+ 1.4%	97.4%	99.2%	+ 1.8%

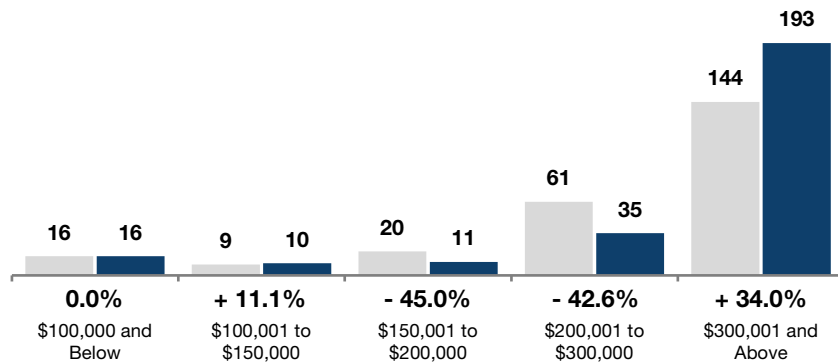
Inventory of Homes for Sale

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



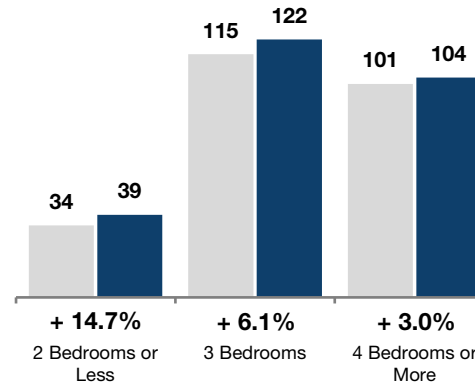
By Price Range

■ 4-2021 ■ 4-2022



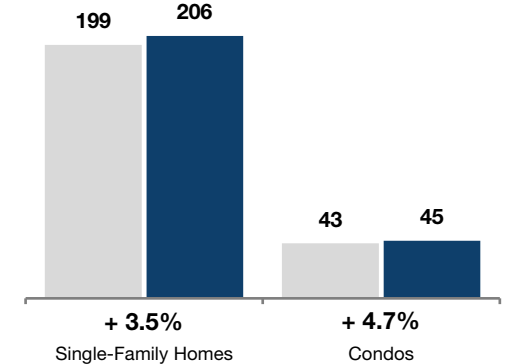
By Bedroom Count

■ 4-2021 ■ 4-2022



By Property Type

■ 4-2021 ■ 4-2022



All Properties

By Price Range	4-2021	4-2022	Change
\$100,000 and Below	16	16	0.0%
\$100,001 to \$150,000	9	10	+ 11.1%
\$150,001 to \$200,000	20	11	- 45.0%
\$200,001 to \$300,000	61	35	- 42.6%
\$300,001 and Above	144	193	+ 34.0%
All Price Ranges	250	265	+ 6.0%

Single-Family Homes

4-2021	4-2022	Change
11	10	- 9.1%
3	3	0.0%
10	7	- 30.0%
39	20	- 48.7%
136	166	+ 22.1%
199	206	+ 3.5%

Condos

4-2021	4-2022	Change
5	5	0.0%
4	1	- 75.0%
9	0	- 100.0%
18	13	- 27.8%
7	26	+ 271.4%
43	45	+ 4.7%

By Bedroom Count

4-2021	4-2022	Change
34	39	+ 14.7%
115	122	+ 6.1%
101	104	+ 3.0%
250	265	+ 6.0%

4-2021	4-2022	Change
13	17	+ 30.8%
97	96	- 1.0%
89	93	+ 4.5%
199	206	+ 3.5%

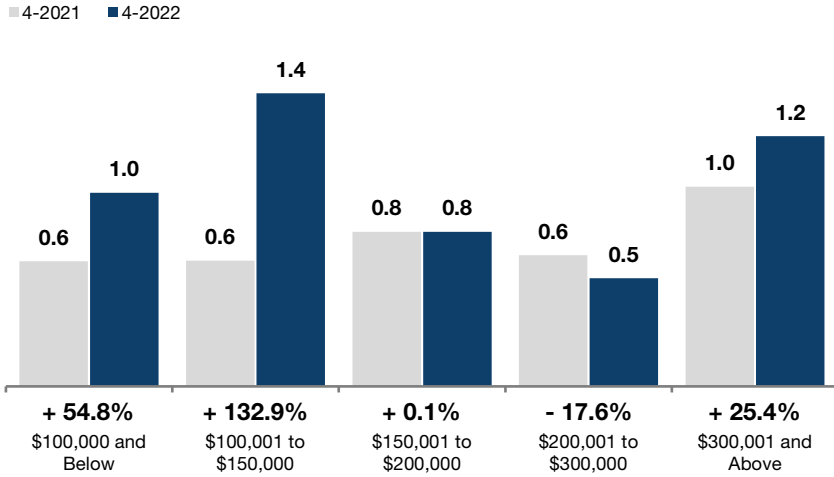
4-2021	4-2022	Change
19	20	+ 5.3%
15	15	0.0%
9	10	+ 11.1%
43	45	+ 4.7%

Months Supply of Inventory

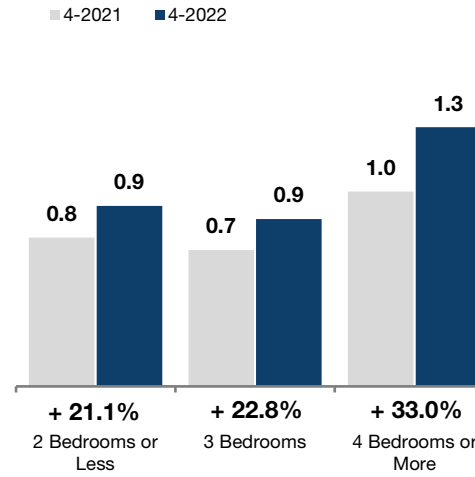
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



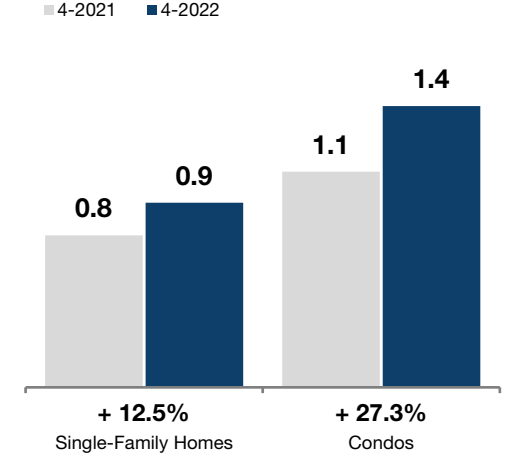
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2021	4-2022	Change
\$100,000 and Below	0.6	1.0	+ 54.8%
\$100,001 to \$150,000	0.6	1.4	+ 132.9%
\$150,001 to \$200,000	0.8	0.8	+ 0.1%
\$200,001 to \$300,000	0.6	0.5	- 17.6%
\$300,001 and Above	1.0	1.2	+ 25.4%
All Price Ranges	0.8	1.0	+ 25.0%

Single-Family Homes

4-2021	4-2022	Change
0.6	0.9	+ 40.3%
0.5	1.0	+ 113.4%
0.6	0.9	+ 34.8%
0.5	0.4	- 18.4%
1.0	1.1	+ 14.1%
0.8	0.9	+ 12.5%

Condos

4-2021	4-2022	Change
1.0	1.4	+ 43.3%
0.7	0.3	- 50.1%
0.9	--	--
1.7	1.1	- 36.7%
0.9	3.1	+ 253.0%
1.1	1.4	+ 27.3%

By Bedroom Count

4-2021	4-2022	Change
0.8	0.9	+ 21.1%
0.7	0.9	+ 22.8%
1.0	1.3	+ 33.0%
0.8	1.0	+ 25.0%

4-2021	4-2022	Change
0.7	0.8	+ 10.4%
0.7	0.8	+ 15.5%
0.9	1.3	+ 33.5%
0.8	0.9	+ 12.5%

4-2021	4-2022	Change
0.8	1.0	+ 37.0%
1.4	1.4	+ 1.5%
2.2	3.7	+ 67.8%
1.1	1.4	+ 27.3%