

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



October 2020

Interest rates set new record lows again in October, and are helping to maintain buyer purchasing power in the face of rising home prices driven by multiple offers across many segments of the market. While seller activity in some segments has improved, available inventory remains tight in many areas. For the 12-month period spanning November 2019 through October 2020, Pending Sales in the Beaufort region were up 22.1 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 49.1 percent.

The overall Median Sales Price was up 7.3 percent to \$257,500. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 8.0 percent to \$274,000. The price range that tended to sell the quickest was the \$100,000 and Below range at 53 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 129 days.

Market-wide, inventory levels were down 34.3 percent. The property type that lost the least inventory was the Condos segment, where it decreased 18.3 percent. That amounts to 2.3 months supply for Single-Family homes and 3.2 months supply for Condos.

Quick Facts

+ 49.1%

+ 31.1%

+ 26.5%

Price Range With the Strongest Sales:

\$300,001 and Above

Bedroom Count With Strongest Sales:

4 Bedrooms or More

Property Type With Strongest Sales:

Condos

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

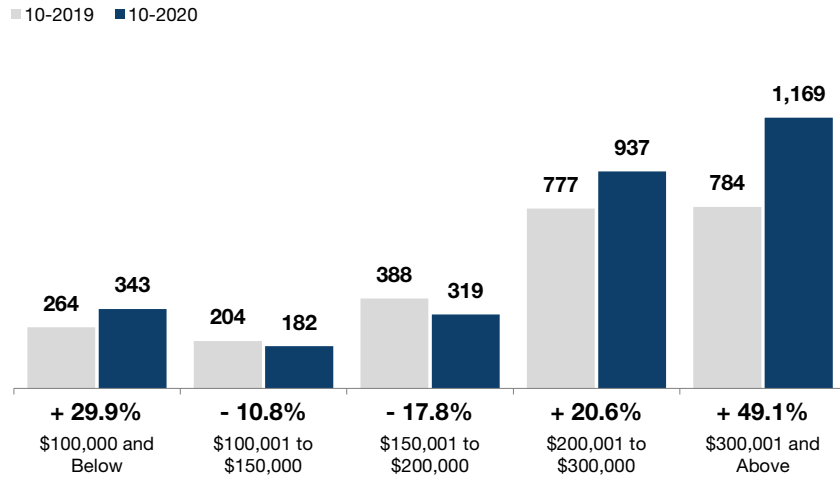


Pending Sales

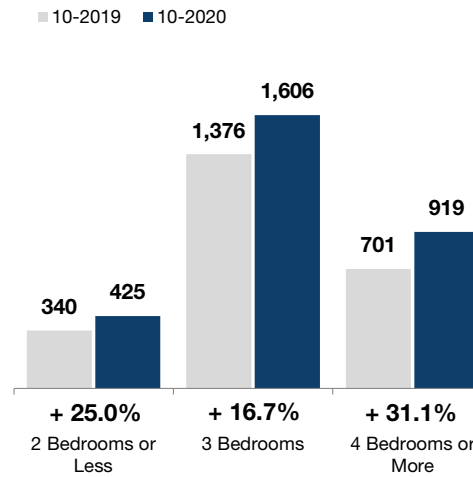
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



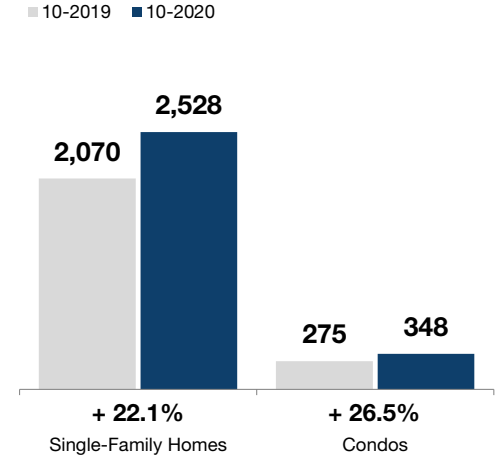
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2019	10-2020	Change
\$100,000 and Below	264	343	+ 29.9%
\$100,001 to \$150,000	204	182	- 10.8%
\$150,001 to \$200,000	388	319	- 17.8%
\$200,001 to \$300,000	777	937	+ 20.6%
\$300,001 and Above	784	1,169	+ 49.1%
All Price Ranges	2,417	2,950	+ 22.1%

Single-Family Homes

10-2019	10-2020	Change
191	252	+ 31.9%
112	90	- 19.6%
300	220	- 26.7%
721	850	+ 17.9%
746	1,116	+ 49.6%
2,070	2,528	+ 22.1%

Condos

10-2019	10-2020	Change
42	62	+ 47.6%
69	68	- 1.4%
76	89	+ 17.1%
52	78	+ 50.0%
36	51	+ 41.7%
275	348	+ 26.5%

By Bedroom Count

10-2019	10-2020	Change
340	425	+ 25.0%
1,376	1,606	+ 16.7%
701	919	+ 31.1%
2,417	2,950	+ 22.1%

10-2019	10-2020	Change
142	185	+ 30.3%
1,258	1,458	+ 15.9%
670	885	+ 32.1%
2,070	2,528	+ 22.1%

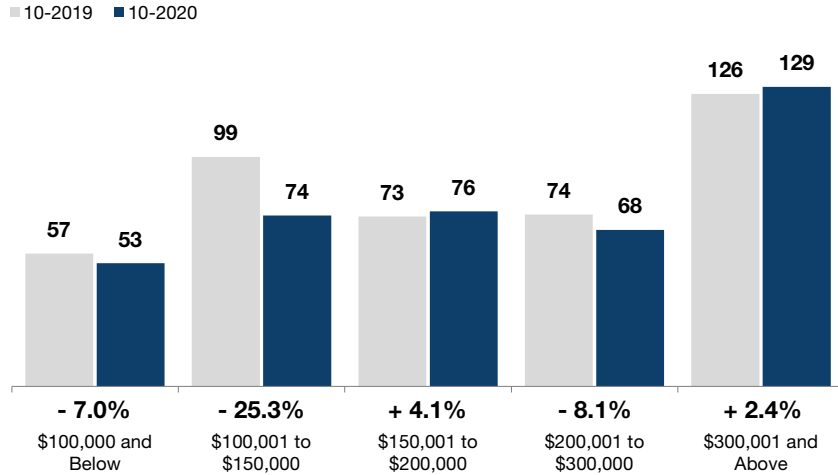
10-2019	10-2020	Change
191	230	+ 20.4%
72	104	+ 44.4%
12	14	+ 16.7%
275	348	+ 26.5%

Days on Market Until Sale

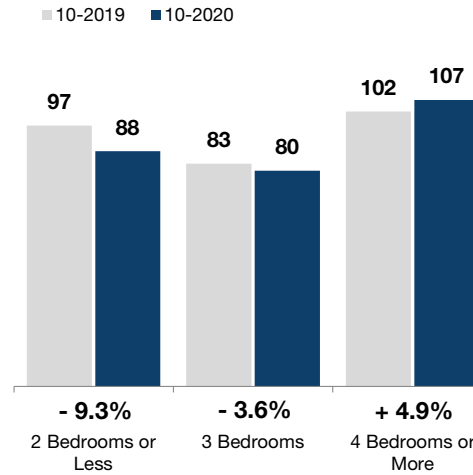
Average number of days between when a property is listed and when an offer is accepted.
Based on a rolling 12-month average.



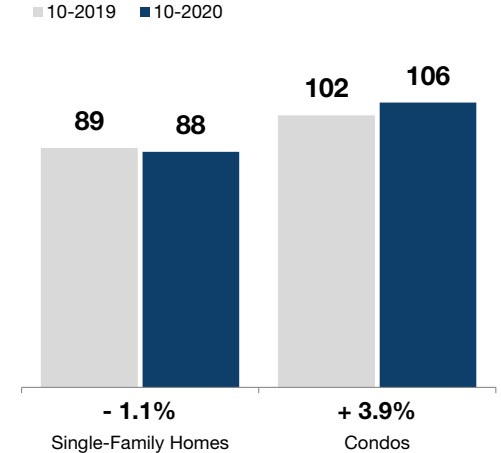
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2019	10-2020	Change
\$100,000 and Below	57	53	- 7.0%
\$100,001 to \$150,000	99	74	- 25.3%
\$150,001 to \$200,000	73	76	+ 4.1%
\$200,001 to \$300,000	74	68	- 8.1%
\$300,001 and Above	126	129	+ 2.4%
All Price Ranges	91	90	- 1.1%

Single-Family Homes

10-2019	10-2020	Change	10-2019	10-2020	Change
51	51	0.0%	71	58	- 18.3%
90	54	- 40.0%	113	100	- 11.5%
70	76	+ 8.6%	89	74	- 16.9%
72	60	- 16.7%	111	163	+ 46.8%
126	127	+ 0.8%	137	181	+ 32.1%
89	88	- 1.1%	102	106	+ 3.9%

Condos

By Bedroom Count	10-2019	10-2020	Change
2 Bedrooms or Less	97	88	- 9.3%
3 Bedrooms	83	80	- 3.6%
4 Bedrooms or More	102	107	+ 4.9%
All Bedroom Counts	91	90	- 1.1%

10-2019	10-2020	Change	10-2019	10-2020	Change
86	70	- 18.6%	106	101	- 4.7%
83	79	- 4.8%	89	110	+ 23.6%
102	107	+ 4.9%	116	166	+ 43.1%
89	88	- 1.1%	102	106	+ 3.9%

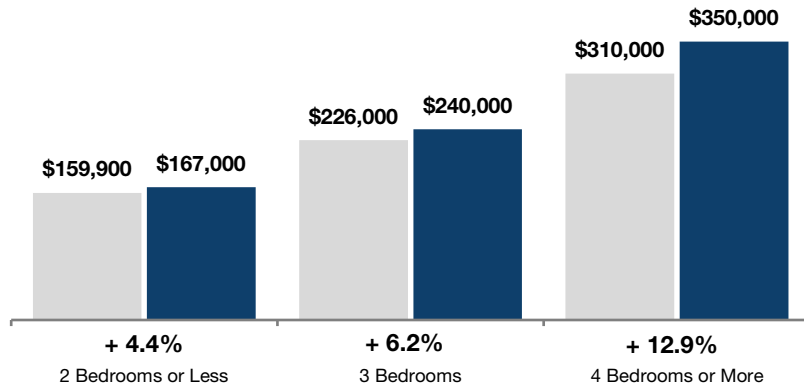
Median Sales Price

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



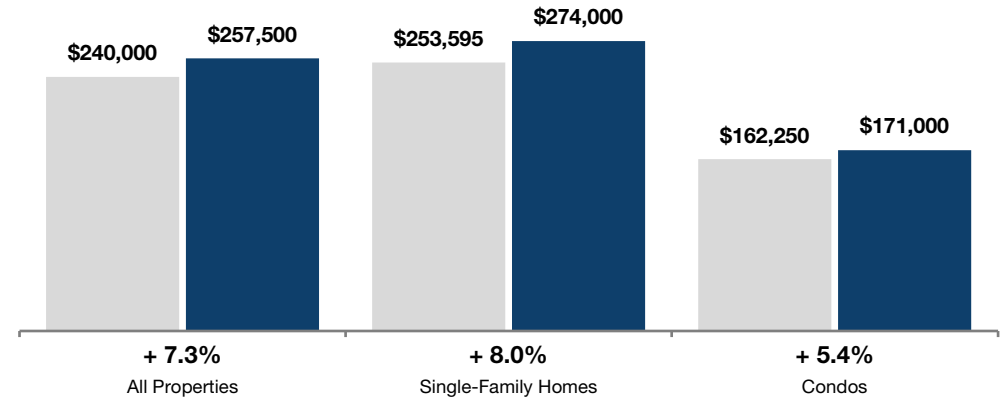
By Bedroom Count

■ 10-2019 ■ 10-2020



By Property Type

■ 10-2019 ■ 10-2020



All Properties

By Bedroom Count

	10-2019	10-2020	Change
2 Bedrooms or Less	\$159,900	\$167,000	+ 4.4%
3 Bedrooms	\$226,000	\$240,000	+ 6.2%
4 Bedrooms or More	\$310,000	\$350,000	+ 12.9%
All Bedroom Counts	\$240,000	\$257,500	+ 7.3%

Single-Family Homes

	10-2019	10-2020	Change	10-2019	10-2020	Change
	\$199,950	\$210,575	+ 5.3%	\$147,000	\$148,900	+ 1.3%
	\$234,700	\$247,148	+ 5.3%	\$185,450	\$190,250	+ 2.6%
	\$315,495	\$356,000	+ 12.8%	\$223,500	\$289,750	+ 29.6%
All	\$253,595	\$274,000	+ 8.0%	\$162,250	\$171,000	+ 5.4%

Condos

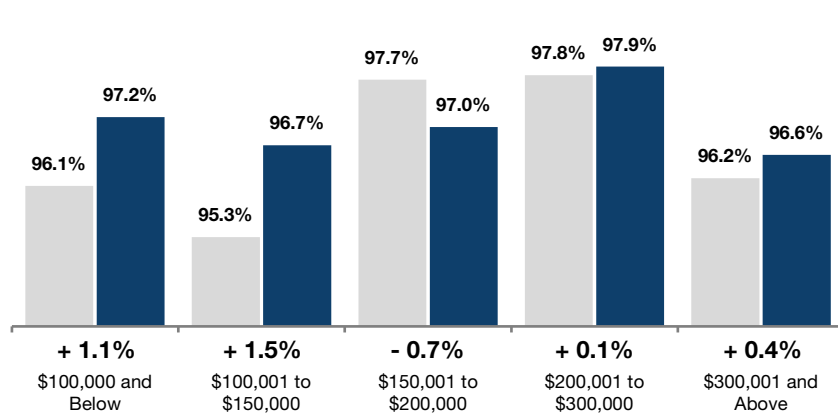
Percent of List Price Received

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.**



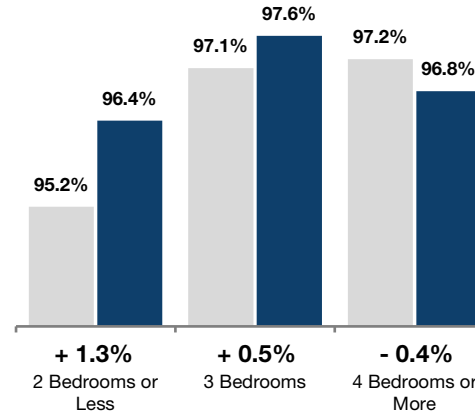
By Price Range

■ 10-2019 ■ 10-2020



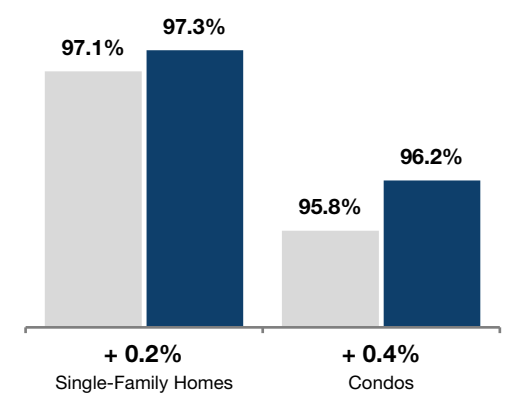
By Bedroom Count

■ 10-2019 ■ 10-2020



By Property Type

■ 10-2019 ■ 10-2020



All Properties

By Price Range

	10-2019	10-2020	Change
\$100,000 and Below	96.1%	97.2%	+ 1.1%
\$100,001 to \$150,000	95.3%	96.7%	+ 1.5%
\$150,001 to \$200,000	97.7%	97.0%	- 0.7%
\$200,001 to \$300,000	97.8%	97.9%	+ 0.1%
\$300,001 and Above	96.2%	96.6%	+ 0.4%
All Price Ranges	96.9%	97.1%	+ 0.2%

Single-Family Homes

	10-2019	10-2020	Change
\$100,000 and Below	97.5%	98.0%	+ 0.5%
\$100,001 to \$150,000	94.6%	96.5%	+ 2.0%
\$150,001 to \$200,000	97.9%	96.9%	- 1.0%
\$200,001 to \$300,000	98.0%	98.2%	+ 0.2%
\$300,001 and Above	96.3%	96.6%	+ 0.3%
All Price Ranges	97.1%	97.3%	+ 0.2%

Condos

	10-2019	10-2020	Change
\$100,000 and Below	94.7%	95.9%	+ 1.3%
\$100,001 to \$150,000	96.5%	97.0%	+ 0.5%
\$150,001 to \$200,000	96.9%	97.4%	+ 0.5%
\$200,001 to \$300,000	95.5%	94.8%	- 0.7%
\$300,001 and Above	93.7%	95.4%	+ 1.8%
All Price Ranges	95.8%	96.2%	+ 0.4%

By Bedroom Count

	10-2019	10-2020	Change
2 Bedrooms or Less	95.2%	96.4%	+ 1.3%
3 Bedrooms	97.1%	97.6%	+ 0.5%
4 Bedrooms or More	97.2%	96.8%	- 0.4%
All Bedroom Counts	96.9%	97.1%	+ 0.2%

	10-2019	10-2020	Change
2 Bedrooms or Less	95.4%	96.8%	+ 1.5%
3 Bedrooms	97.3%	97.7%	+ 0.4%
4 Bedrooms or More	97.3%	96.9%	- 0.4%
All Bedroom Counts	97.1%	97.3%	+ 0.2%

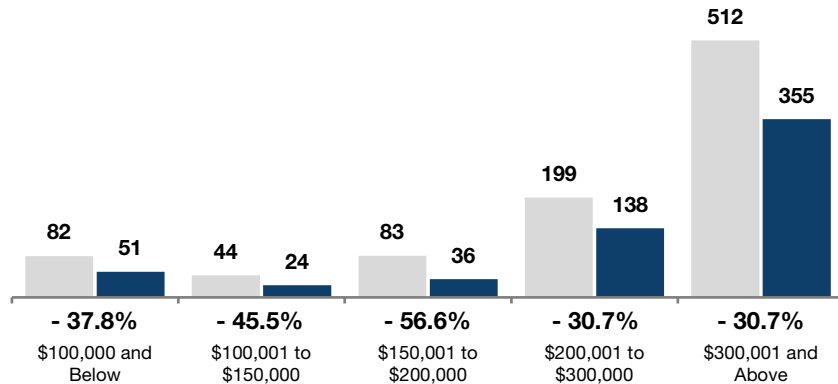
Inventory of Homes for Sale

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



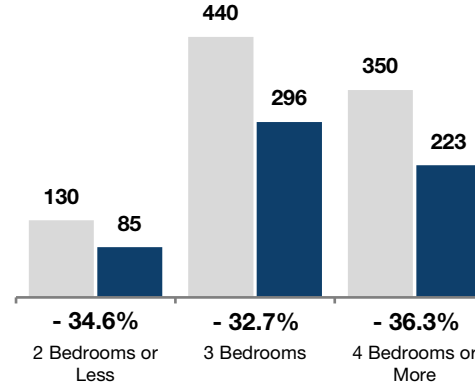
By Price Range

■ 10-2019 ■ 10-2020



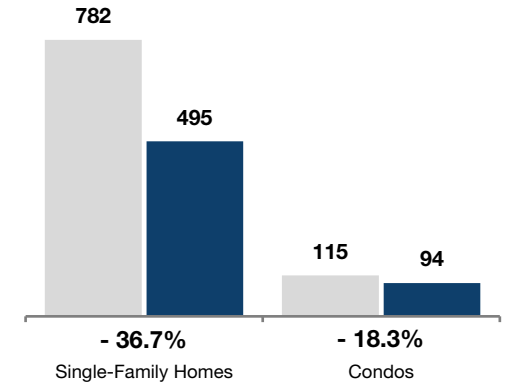
By Bedroom Count

■ 10-2019 ■ 10-2020



By Property Type

■ 10-2019 ■ 10-2020



All Properties

By Price Range	10-2019	10-2020	Change
\$100,000 and Below	82	51	- 37.8%
\$100,001 to \$150,000	44	24	- 45.5%
\$150,001 to \$200,000	83	36	- 56.6%
\$200,001 to \$300,000	199	138	- 30.7%
\$300,001 and Above	512	355	- 30.7%
All Price Ranges	920	604	- 34.3%

Single-Family Homes

10-2019	10-2020	Change
54	25	- 53.7%
24	12	- 50.0%
54	16	- 70.4%
166	112	- 32.5%
484	330	- 31.8%
782	495	- 36.7%

Condos

10-2019	10-2020	Change
20	20	0.0%
14	9	- 35.7%
25	19	- 24.0%
28	23	- 17.9%
28	23	- 17.9%
115	94	- 18.3%

By Bedroom Count

By Bedroom Count	10-2019	10-2020	Change
2 Bedrooms or Less	130	85	- 34.6%
3 Bedrooms	440	296	- 32.7%
4 Bedrooms or More	350	223	- 36.3%
All Bedroom Counts	920	604	- 34.3%

10-2019	10-2020	Change	10-2019	10-2020	Change
50	27	- 46.0%	74	55	- 25.7%
396	259	- 34.6%	34	27	- 20.6%
336	209	- 37.8%	7	12	+ 71.4%
782	495	- 36.7%	115	94	- 18.3%

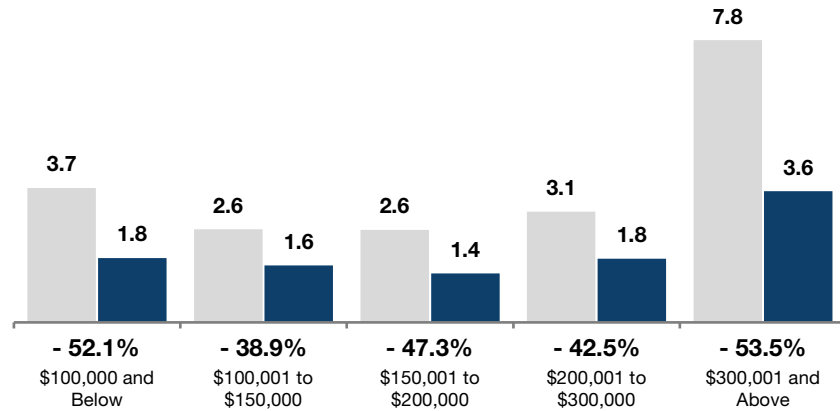
Months Supply of Inventory

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.**



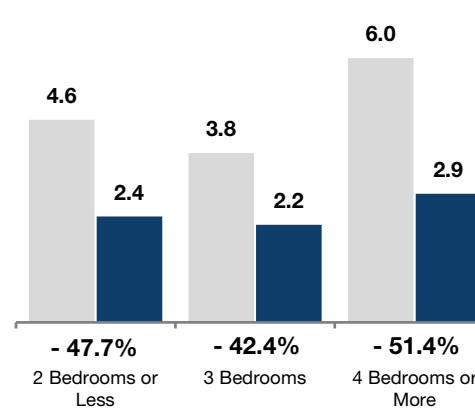
By Price Range

■ 10-2019 ■ 10-2020



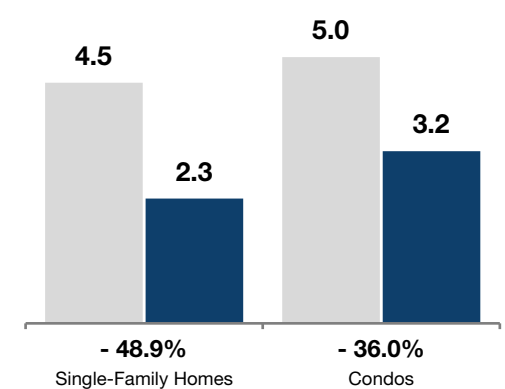
By Bedroom Count

■ 10-2019 ■ 10-2020



By Property Type

■ 10-2019 ■ 10-2020



All Properties

By Price Range	10-2019	10-2020	Change
\$100,000 and Below	3.7	1.8	- 52.1%
\$100,001 to \$150,000	2.6	1.6	- 38.9%
\$150,001 to \$200,000	2.6	1.4	- 47.3%
\$200,001 to \$300,000	3.1	1.8	- 42.5%
\$300,001 and Above	7.8	3.6	- 53.5%
All Price Ranges	4.6	2.5	- 45.7%

Single-Family Homes

10-2019	10-2020	Change
3.4	1.2	- 64.9%
2.6	1.6	- 37.8%
2.2	0.9	- 59.6%
2.8	1.6	- 42.8%
7.8	3.5	- 54.4%
4.5	2.3	- 48.9%

Condos

10-2019	10-2020	Change
5.7	3.9	- 32.3%
2.4	1.6	- 34.8%
3.9	2.6	- 35.1%
6.5	3.5	- 45.2%
9.3	5.4	- 42.0%
5.0	3.2	- 36.0%

By Bedroom Count

10-2019	10-2020	Change
4.6	2.4	- 47.7%
3.8	2.2	- 42.4%
6.0	2.9	- 51.4%
4.6	2.5	- 45.7%

10-2019	10-2020	Change	10-2019	10-2020	Change
4.2	1.8	- 58.6%	4.6	2.9	- 38.3%
3.8	2.1	- 43.6%	5.7	3.1	- 45.0%
6.0	2.8	- 52.9%	4.1	6.9	+ 67.9%
4.5	2.3	- 48.9%	5.0	3.2	- 36.0%