

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



September 2020

Strong buyer activity has continued into the fall and the constrained supply of homes for sale, speedy sales, and multiple offers across many segments of the market will remain common so long as buyer demand remains at elevated levels. For the 12-month period spanning October 2019 through September 2020, Pending Sales in the Beaufort region were up 21.7 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 42.8 percent.

The overall Median Sales Price was up 6.8 percent to \$255,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 8.0 percent to \$270,000. The price range that tended to sell the quickest was the \$100,000 and Below range at 52 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 132 days.

Market-wide, inventory levels were down 31.7 percent. The property type that lost the least inventory was the Condos segment, where it decreased 16.0 percent. That amounts to 2.6 months supply for Single-Family homes and 3.9 months supply for Condos.

Quick Facts

+ 42.8%

+ 32.0%

+ 31.0%

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

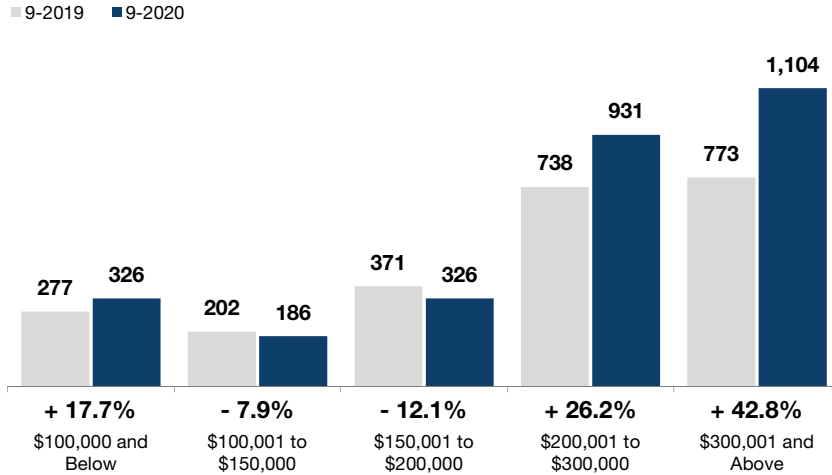


Pending Sales

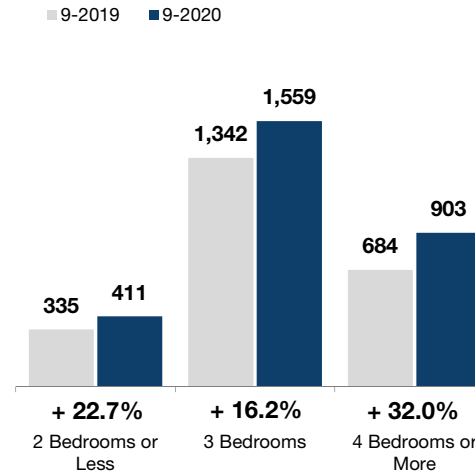
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



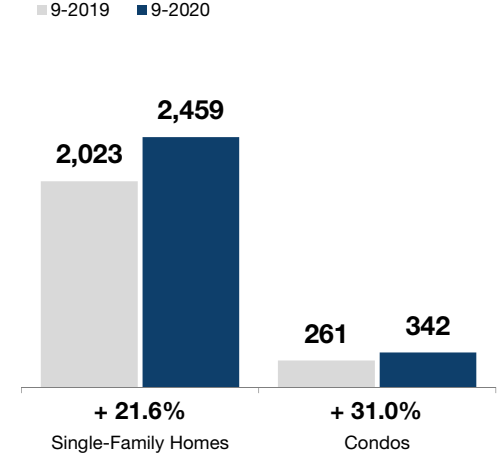
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	9-2019	9-2020	Change
\$100,000 and Below	277	326	+ 17.7%
\$100,001 to \$150,000	202	186	- 7.9%
\$150,001 to \$200,000	371	326	- 12.1%
\$200,001 to \$300,000	738	931	+ 26.2%
\$300,001 and Above	773	1,104	+ 42.8%
All Price Ranges	2,361	2,873	+ 21.7%

Single-Family Homes

9-2019	9-2020	Change
196	237	+ 20.9%
112	91	- 18.8%
292	226	- 22.6%
688	848	+ 23.3%
735	1,057	+ 43.8%
2,023	2,459	+ 21.6%

Condos

9-2019	9-2020	Change
43	62	+ 44.2%
68	72	+ 5.9%
68	89	+ 30.9%
46	74	+ 60.9%
36	45	+ 25.0%
261	342	+ 31.0%

By Bedroom Count

By Bedroom Count	9-2019	9-2020	Change
2 Bedrooms or Less	335	411	+ 22.7%
3 Bedrooms	1,342	1,559	+ 16.2%
4 Bedrooms or More	684	903	+ 32.0%
All Bedroom Counts	2,361	2,873	+ 21.7%

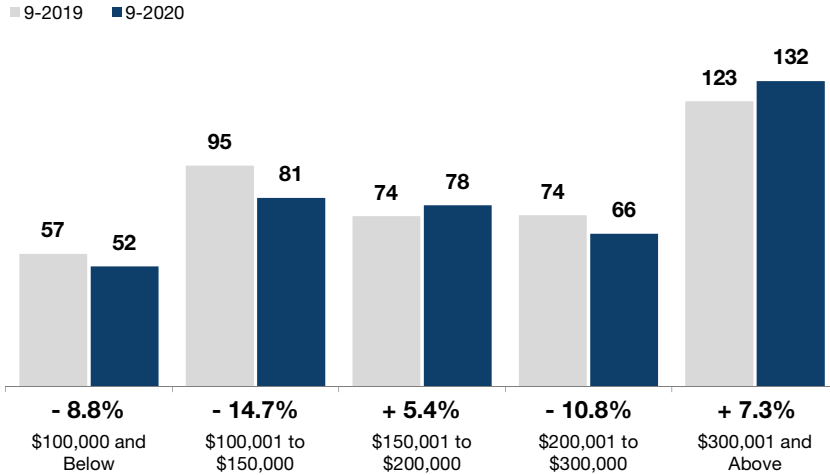
9-2019	9-2020	Change	9-2019	9-2020	Change
139	178	+ 28.1%	185	224	+ 21.1%
1,227	1,415	+ 15.3%	67	102	+ 52.2%
657	866	+ 31.8%	9	16	+ 77.8%
2,023	2,459	+ 21.6%	261	342	+ 31.0%

Days on Market Until Sale

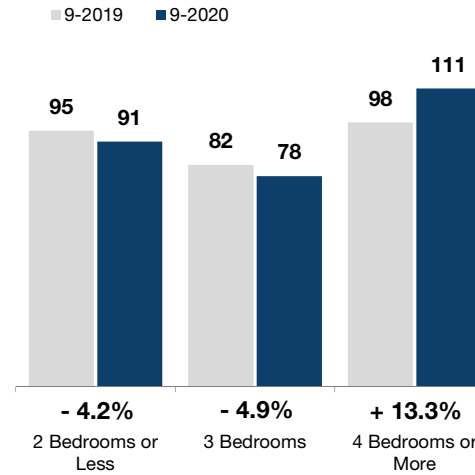
Average number of days between when a property is listed and when an offer is accepted.
Based on a rolling 12-month average.



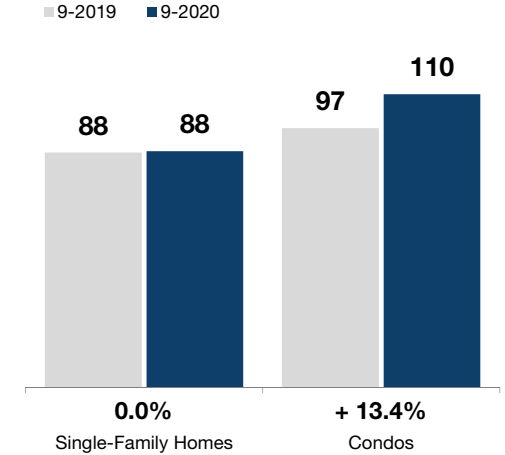
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	9-2019	9-2020	Change
\$100,000 and Below	57	52	- 8.8%
\$100,001 to \$150,000	95	81	- 14.7%
\$150,001 to \$200,000	74	78	+ 5.4%
\$200,001 to \$300,000	74	66	- 10.8%
\$300,001 and Above	123	132	+ 7.3%
All Price Ranges	89	90	+ 1.1%

Single-Family Homes

9-2019	9-2020	Change
49	50	+ 2.0%
92	59	- 35.9%
69	79	+ 14.5%
71	59	- 16.9%
123	129	+ 4.9%
88	88	0.0%

Condos

9-2019	9-2020	Change
73	55	- 24.7%
99	117	+ 18.2%
91	78	- 14.3%
114	157	+ 37.7%
116	198	+ 70.7%
97	110	+ 13.4%

By Bedroom Count

9-2019	9-2020	Change
95	91	- 4.2%
82	78	- 4.9%
98	111	+ 13.3%
89	90	+ 1.1%

9-2019	9-2020	Change
87	73	- 16.1%
83	76	- 8.4%
97	111	+ 14.4%
88	88	0.0%

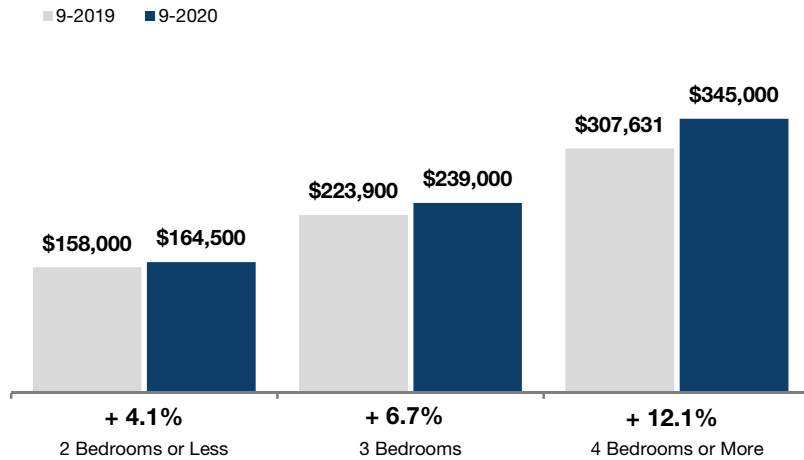
9-2019	9-2020	Change
102	105	+ 2.9%
82	113	+ 37.8%
122	148	+ 21.3%
97	110	+ 13.4%

Median Sales Price

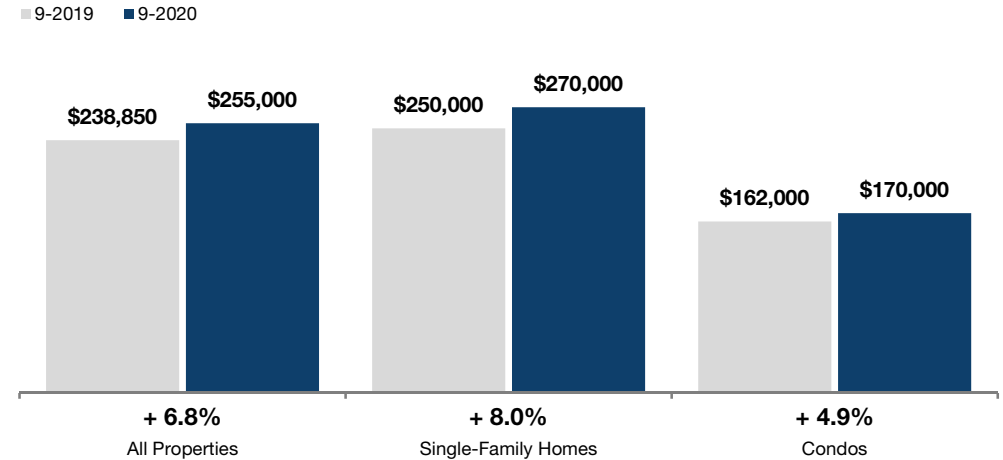
Median price point for all closed sales, not accounting for seller concessions.
Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	9-2019	9-2020	Change
2 Bedrooms or Less	\$158,000	\$164,500	+ 4.1%
3 Bedrooms	\$223,900	\$239,000	+ 6.7%
4 Bedrooms or More	\$307,631	\$345,000	+ 12.1%
All Bedroom Counts	\$238,850	\$255,000	+ 6.8%

Single-Family Homes

9-2019	9-2020	Change	9-2019	9-2020	Change
\$192,000	\$211,150	+ 10.0%	\$142,500	\$148,450	+ 4.2%
\$230,000	\$245,000	+ 6.5%	\$184,950	\$189,000	+ 2.2%
\$314,000	\$352,631	+ 12.3%	\$240,000	\$240,000	0.0%
\$250,000	\$270,000	+ 8.0%	\$162,000	\$170,000	+ 4.9%

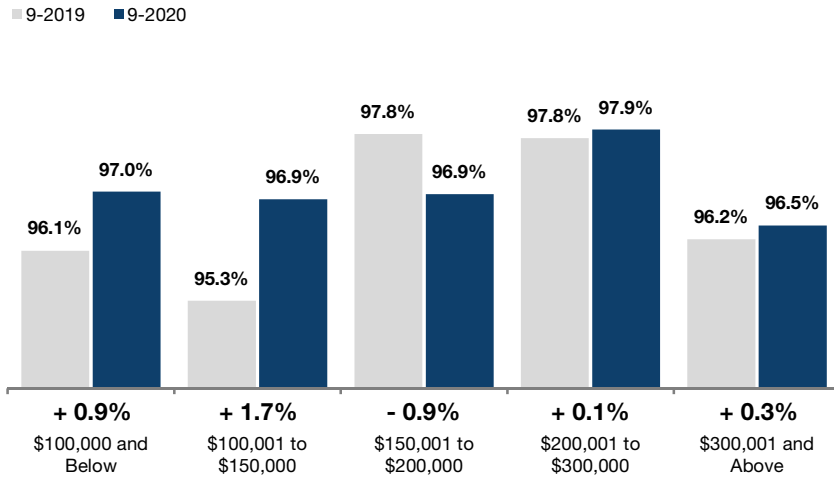
Condos

Percent of List Price Received

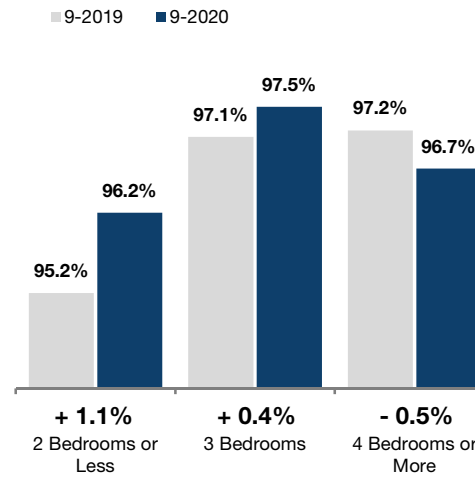
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



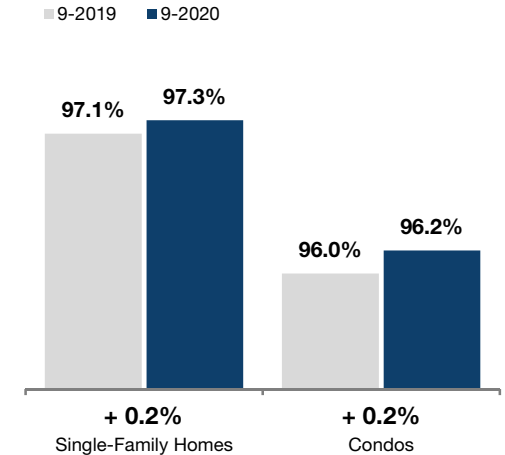
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	9-2019	9-2020	Change
\$100,000 and Below	96.1%	97.0%	+ 0.9%
\$100,001 to \$150,000	95.3%	96.9%	+ 1.7%
\$150,001 to \$200,000	97.8%	96.9%	- 0.9%
\$200,001 to \$300,000	97.8%	97.9%	+ 0.1%
\$300,001 and Above	96.2%	96.5%	+ 0.3%
All Price Ranges	96.9%	97.1%	+ 0.2%

Single-Family Homes

9-2019	9-2020	Change
97.4%	97.9%	+ 0.5%
94.5%	96.7%	+ 2.3%
98.1%	96.8%	- 1.3%
97.9%	98.1%	+ 0.2%
96.4%	96.5%	+ 0.1%
97.1%	97.3%	+ 0.2%

Condos

9-2019	9-2020	Change
95.2%	95.4%	+ 0.2%
96.6%	97.2%	+ 0.6%
97.0%	97.2%	+ 0.2%
95.6%	94.9%	- 0.7%
93.9%	95.2%	+ 1.4%
96.0%	96.2%	+ 0.2%

By Bedroom Count

By Bedroom Count	9-2019	9-2020	Change
2 Bedrooms or Less	95.2%	96.2%	+ 1.1%
3 Bedrooms	97.1%	97.5%	+ 0.4%
4 Bedrooms or More	97.2%	96.7%	- 0.5%
All Bedroom Counts	96.9%	97.1%	+ 0.2%

9-2019	9-2020	Change	9-2019	9-2020	Change
95.1%	96.8%	+ 1.8%	95.6%	95.6%	0.0%
97.3%	97.6%	+ 0.3%	97.0%	97.1%	+ 0.1%
97.3%	96.8%	- 0.5%	95.8%	97.9%	+ 2.2%
97.1%	97.3%	+ 0.2%	96.0%	96.2%	+ 0.2%

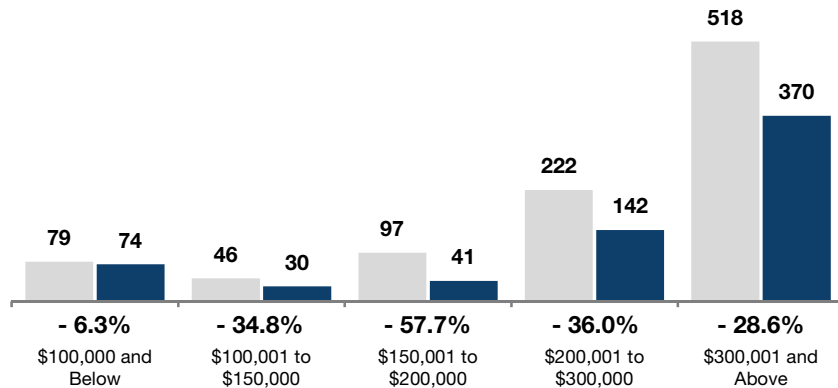
Inventory of Homes for Sale

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



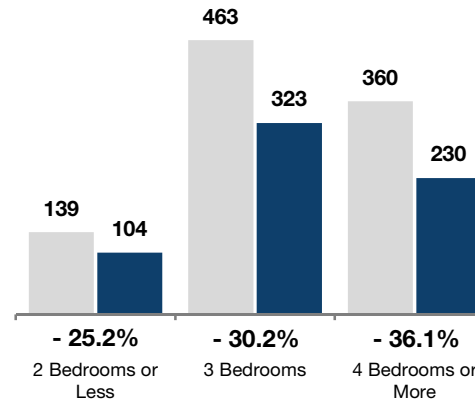
By Price Range

■ 9-2019 ■ 9-2020



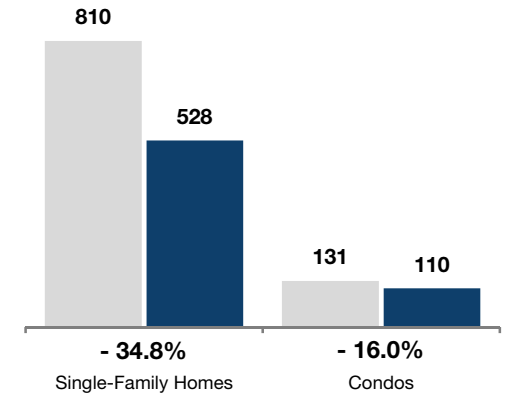
By Bedroom Count

■ 9-2019 ■ 9-2020



By Property Type

■ 9-2019 ■ 9-2020



All Properties

By Price Range	9-2019	9-2020	Change
\$100,000 and Below	79	74	- 6.3%
\$100,001 to \$150,000	46	30	- 34.8%
\$150,001 to \$200,000	97	41	- 57.7%
\$200,001 to \$300,000	222	142	- 36.0%
\$300,001 and Above	518	370	- 28.6%
All Price Ranges	962	657	- 31.7%

Single-Family Homes

9-2019	9-2020	Change	9-2019	9-2020	Change
53	44	- 17.0%	20	23	+ 15.0%
19	15	- 21.1%	21	9	- 57.1%
62	18	- 71.0%	30	22	- 26.7%
188	107	- 43.1%	31	32	+ 3.2%
488	344	- 29.5%	29	24	- 17.2%
810	528	- 34.8%	131	110	- 16.0%

Condos

By Bedroom Count	9-2019	9-2020	Change
2 Bedrooms or Less	139	104	- 25.2%
3 Bedrooms	463	323	- 30.2%
4 Bedrooms or More	360	230	- 36.1%
All Bedroom Counts	962	657	- 31.7%

9-2019	9-2020	Change	9-2019	9-2020	Change
50	37	- 26.0%	86	63	- 26.7%
414	276	- 33.3%	38	34	- 10.5%
346	215	- 37.9%	7	13	+ 85.7%
810	528	- 34.8%	131	110	- 16.0%

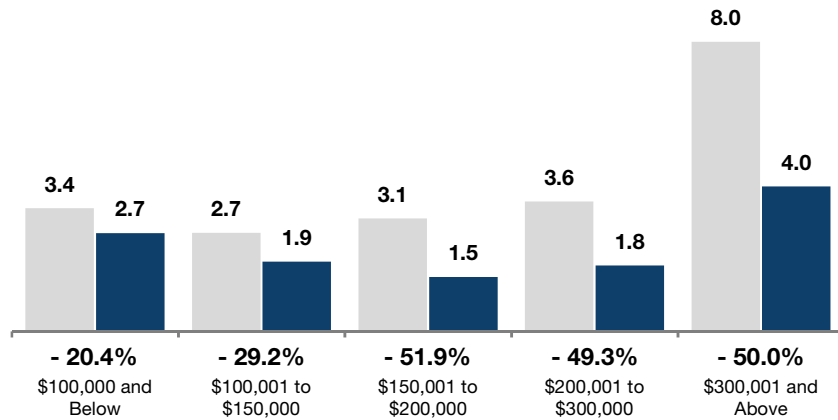
Months Supply of Inventory

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.**



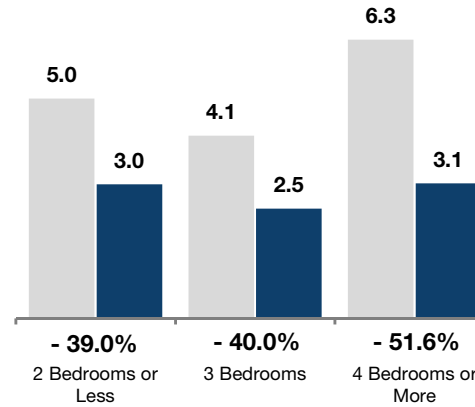
By Price Range

■ 9-2019 ■ 9-2020



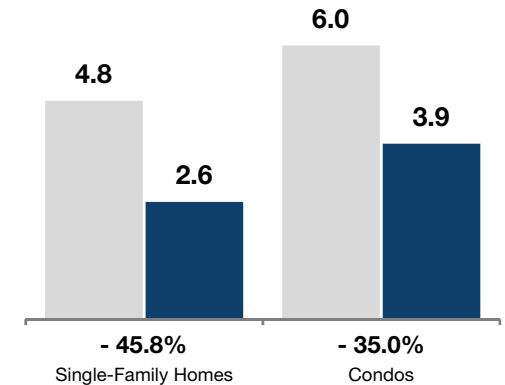
By Bedroom Count

■ 9-2019 ■ 9-2020



By Property Type

■ 9-2019 ■ 9-2020



All Properties

By Price Range	9-2019	9-2020	Change
\$100,000 and Below	3.4	2.7	- 20.4%
\$100,001 to \$150,000	2.7	1.9	- 29.2%
\$150,001 to \$200,000	3.1	1.5	- 51.9%
\$200,001 to \$300,000	3.6	1.8	- 49.3%
\$300,001 and Above	8.0	4.0	- 50.0%
All Price Ranges	4.9	2.7	- 44.9%

Single-Family Homes

9-2019	9-2020	Change	9-2019	9-2020	Change
3.2	2.2	- 31.3%	5.6	4.5	- 20.2%
2.0	2.0	- 2.8%	3.7	1.5	- 59.5%
2.5	1.0	- 62.5%	5.3	3.0	- 44.0%
3.3	1.5	- 53.8%	8.1	5.2	- 35.8%
8.0	3.9	- 51.0%	9.7	6.4	- 33.8%
4.8	2.6	- 45.8%	6.0	3.9	- 35.0%

Condos

By Bedroom Count	9-2019	9-2020	Change
2 Bedrooms or Less	5.0	3.0	- 39.0%
3 Bedrooms	4.1	2.5	- 40.0%
4 Bedrooms or More	6.3	3.1	- 51.6%
All Bedroom Counts	4.9	2.7	- 44.9%

9-2019	9-2020	Change	9-2019	9-2020	Change
4.3	2.5	- 42.2%	5.6	3.4	- 39.5%
4.0	2.3	- 42.2%	6.8	4.0	- 41.2%
6.3	3.0	- 52.9%	4.7	6.5	+ 39.3%
4.8	2.6	- 45.8%	6.0	3.9	- 35.0%