Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®

March 2026

U.S. pending home sales rose for the first time in three months, climbing 1.8% month-over-month, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 0.6% decline in contract signings. Pending home sales increased in the South, Midwest, and West but decreased in the Northeast. For the 12-month period spanning April 2025 through March 2026, Pending Sales in the Hilton Head Association of REALTORS® region rose 8.4 percent overall. The price range with the largest pending sales gain was the $250,001 to $350,000 range, where sales were up 32.4 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 increased 2.6 percent to $600,000. The price range that tended to sell the quickest was the $750,001 to $1,000,000 range at 95 days. The price range that tended to sell the slowest was the $150,000 and Below range at 145 days.

Market-wide, inventory levels dropped 4.3 percent. The property type with the smallest loss was the Single-Family Homes segment, where the number of properties for sale were down 3.4 percent. That amounts to 4.1 months of inventory for Single-Family Homes and 5.3 months of inventory for Condos.

Quick Facts

+ 32.4%	+ 13.3%	+ 10.2%
Price Range with Strongest Sales: **$250,001 to $350,000**	Bedroom Count with Strongest Sales: **4 Bedrooms or More**	Property Type With Strongest Sales: **Single-Family Homes**

Pending Sales	2
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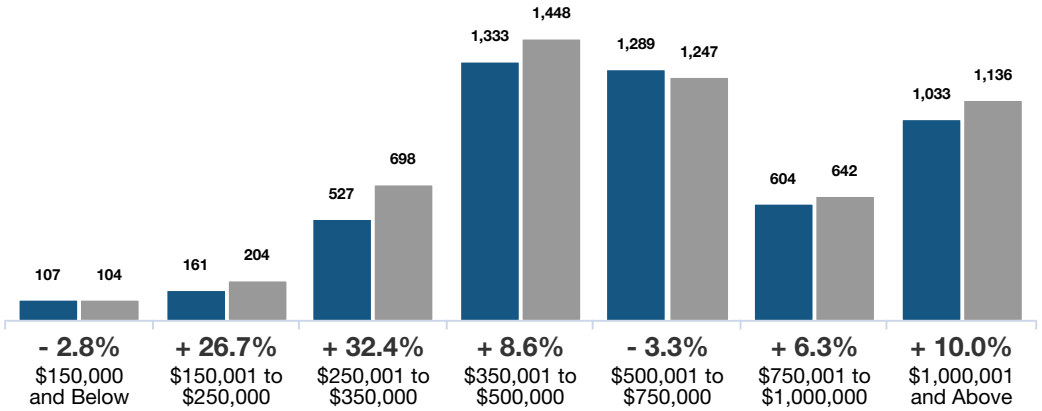
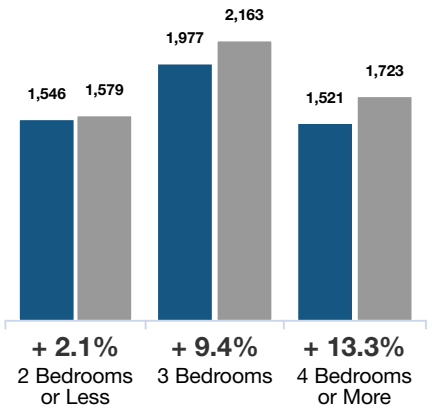
Pending Sales

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

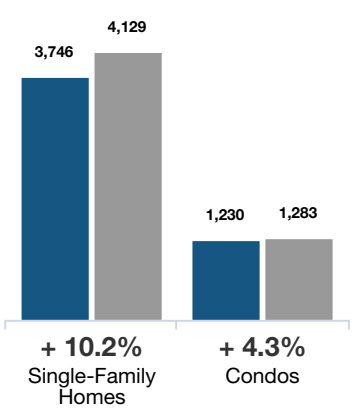
By Price Range



By Bedroom Count



By Property Type

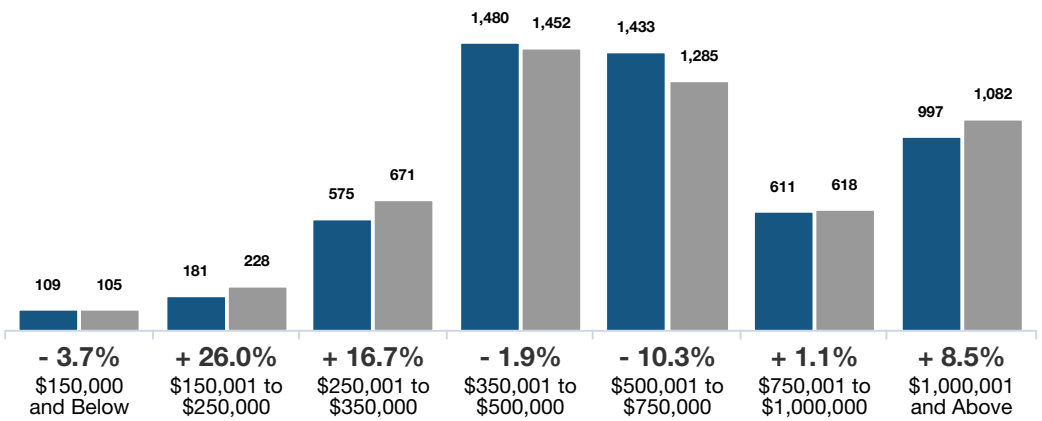


	All Properties			Single-Family Homes			Condos		
By Price Range	**3-2025**	**3-2026**	**Change**	**3-2025**	**3-2026**	**Change**	**3-2025**	**3-2026**	**Change**
$150,000 and Below	107	104	- 2.8%	28	25	- 10.7%	5	18	+ 260.0%
$150,001 to $250,000	161	204	+ 26.7%	51	47	- 7.8%	108	155	+ 43.5%
$250,001 to $350,000	527	698	+ 32.4%	243	372	+ 53.1%	284	326	+ 14.8%
$350,001 to $500,000	1,333	1,448	+ 8.6%	1,044	1,169	+ 12.0%	288	279	- 3.1%
$500,001 to $750,000	1,289	1,247	- 3.3%	989	970	- 1.9%	300	275	- 8.3%
$750,001 to $1,000,000	604	642	+ 6.3%	462	516	+ 11.7%	141	124	- 12.1%
$1,000,001 and Above	1,033	1,136	+ 10.0%	929	1,030	+ 10.9%	104	106	+ 1.9%
All Price Ranges	**5,054**	**5,479**	**+ 8.4%**	**3,746**	**4,129**	**+ 10.2%**	**1,230**	**1,283**	**+ 4.3%**
By Bedroom Count	**3-2025**	**3-2026**	**Change**	**3-2025**	**3-2026**	**Change**	**3-2025**	**3-2026**	**Change**
2 Bedrooms or Less	1,546	1,579	+ 2.1%	722	680	- 5.8%	773	856	+ 10.7%
3 Bedrooms	1,977	2,163	+ 9.4%	1,578	1,787	+ 13.2%	375	356	- 5.1%
4 Bedrooms or More	1,521	1,723	+ 13.3%	1,443	1,654	+ 14.6%	76	65	- 14.5%
All Bedroom Counts	**5,054**	**5,479**	**+ 8.4%**	**3,746**	**4,129**	**+ 10.2%**	**1,230**	**1,283**	**+ 4.3%**

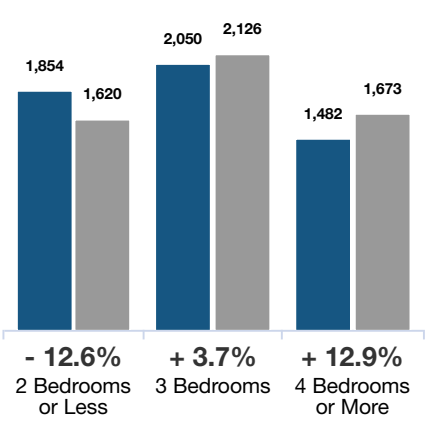
Closed Sales

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

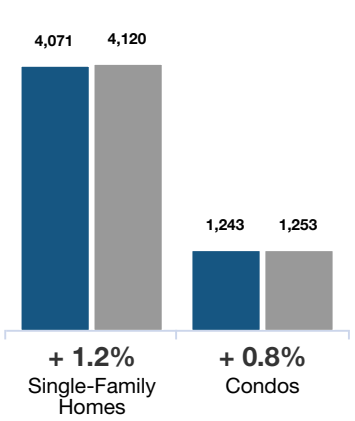
By Price Range



By Bedroom Count



By Property Type



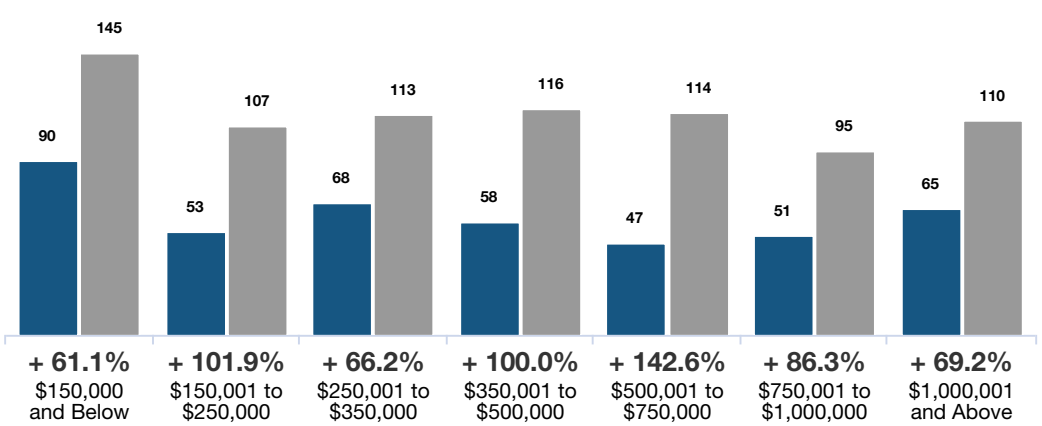
	All Properties			Single-Family Homes			Condos		
By Price Range	**3-2025**	**3-2026**	**Change**	**3-2025**	**3-2026**	**Change**	**3-2025**	**3-2026**	**Change**
$150,000 and Below	109	105	- 3.7%	33	23	- 30.3%	6	20	+ 233.3%
$150,001 to $250,000	181	228	+ 26.0%	48	54	+ 12.5%	132	173	+ 31.1%
$250,001 to $350,000	575	671	+ 16.7%	269	368	+ 36.8%	306	303	- 1.0%
$350,001 to $500,000	1,480	1,452	- 1.9%	1,210	1,182	- 2.3%	270	269	- 0.4%
$500,001 to $750,000	1,433	1,285	- 10.3%	1,133	1,014	- 10.5%	300	269	- 10.3%
$750,001 to $1,000,000	611	618	+ 1.1%	481	500	+ 4.0%	129	116	- 10.1%
$1,000,001 and Above	997	1,082	+ 8.5%	897	979	+ 9.1%	100	103	+ 3.0%
All Price Ranges	**5,386**	**5,441**	**+ 1.0%**	**4,071**	**4,120**	**+ 1.2%**	**1,243**	**1,253**	**+ 0.8%**
By Bedroom Count	**3-2025**	**3-2026**	**Change**	**3-2025**	**3-2026**	**Change**	**3-2025**	**3-2026**	**Change**
2 Bedrooms or Less	1,854	1,620	- 12.6%	1,021	746	- 26.9%	785	831	+ 5.9%
3 Bedrooms	2,050	2,126	+ 3.7%	1,636	1,765	+ 7.9%	392	341	- 13.0%
4 Bedrooms or More	1,482	1,673	+ 12.9%	1,414	1,600	+ 13.2%	66	69	+ 4.5%
All Bedroom Counts	**5,386**	**5,441**	**+ 1.0%**	**4,071**	**4,120**	**+ 1.2%**	**1,243**	**1,253**	**+ 0.8%**

Days On Market Until Sale

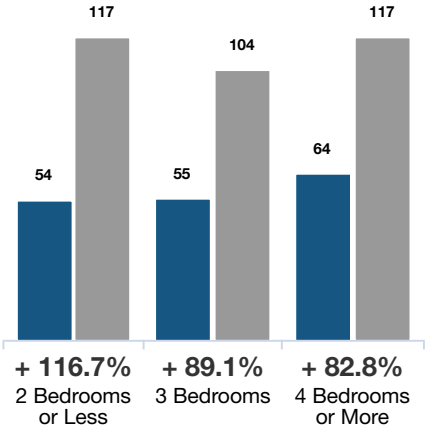
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

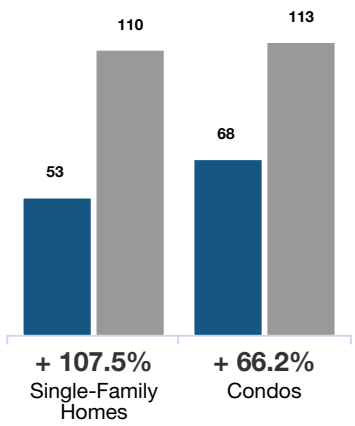
By Price Range



By Bedroom Count



By Property Type

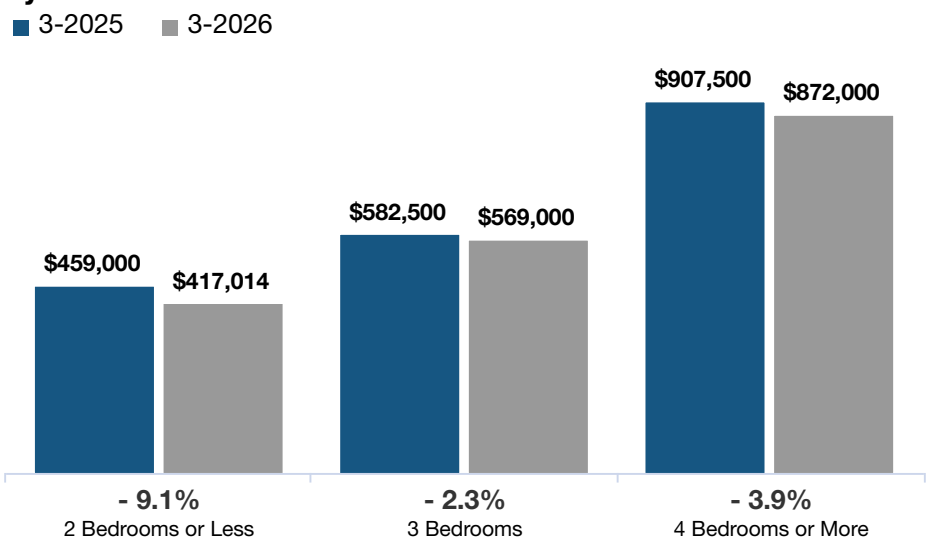


	All Properties			Single-Family Homes			Condos		
By Price Range	**3-2025**	**3-2026**	**Change**	**3-2025**	**3-2026**	**Change**	**3-2025**	**3-2026**	**Change**
$150,000 and Below	90	145	+ 61.1%	61	129	+ 111.5%	36	70	+ 94.4%
$150,001 to $250,000	53	107	+ 101.9%	59	89	+ 50.8%	46	113	+ 145.7%
$250,001 to $350,000	68	113	+ 66.2%	54	105	+ 94.4%	81	123	+ 51.9%
$350,001 to $500,000	58	116	+ 100.0%	56	113	+ 101.8%	69	131	+ 89.9%
$500,001 to $750,000	47	114	+ 142.6%	41	114	+ 178.0%	70	112	+ 60.0%
$750,001 to $1,000,000	51	95	+ 86.3%	51	97	+ 90.2%	51	84	+ 64.7%
$1,000,001 and Above	65	110	+ 69.2%	64	112	+ 75.0%	75	87	+ 16.0%
All Price Ranges	**57**	**112**	**+ 96.5%**	**53**	**110**	**+ 107.5%**	**68**	**113**	**+ 66.2%**
By Bedroom Count	**3-2025**	**3-2026**	**Change**	**3-2025**	**3-2026**	**Change**	**3-2025**	**3-2026**	**Change**
2 Bedrooms or Less	54	117	+ 116.7%	38	110	+ 189.5%	70	117	+ 67.1%
3 Bedrooms	55	104	+ 89.1%	52	104	+ 100.0%	66	106	+ 60.6%
4 Bedrooms or More	64	117	+ 82.8%	64	117	+ 82.8%	54	107	+ 98.1%
All Bedroom Counts	**57**	**112**	**+ 96.5%**	**53**	**110**	**+ 107.5%**	**68**	**113**	**+ 66.2%**

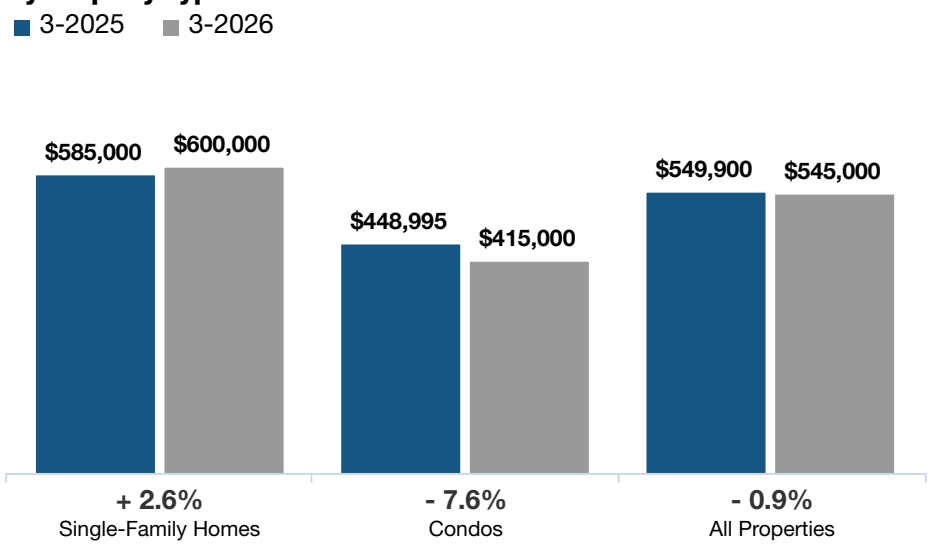
Median Sales Price

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

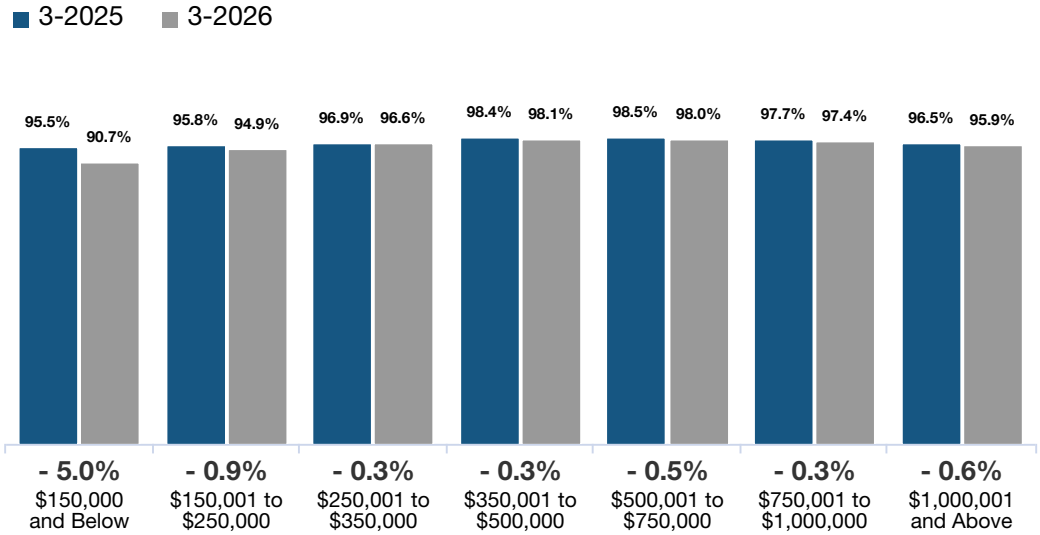


	All Properties			Single-Family Homes			Condos		
By Bedroom Count	**3-2025**	**3-2026**	**Change**	**3-2025**	**3-2026**	**Change**	**3-2025**	**3-2026**	**Change**
2 Bedrooms or Less	$459,000	$417,014	- 9.1%	$482,000	$464,950	- 3.5%	$391,750	$357,000	- 8.9%
3 Bedrooms	$582,500	$569,000	- 2.3%	$600,000	$579,900	- 3.4%	$501,735	$552,000	+ 10.0%
4 Bedrooms or More	$907,500	$872,000	- 3.9%	$930,000	$879,250	- 5.5%	$712,500	$796,183	+ 11.7%
All Bedroom Counts	**$549,900**	**$545,000**	**- 0.9%**	**$585,000**	**$600,000**	**+ 2.6%**	**$448,995**	**$415,000**	**- 7.6%**

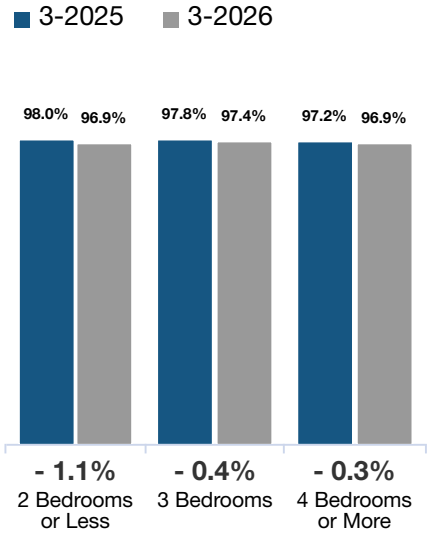
Percent of List Price Received

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.**

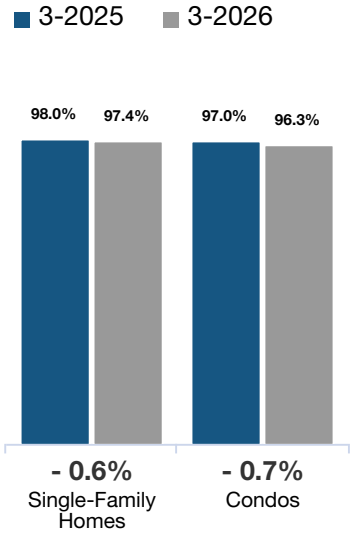
By Price Range



By Bedroom Count



By Property Type

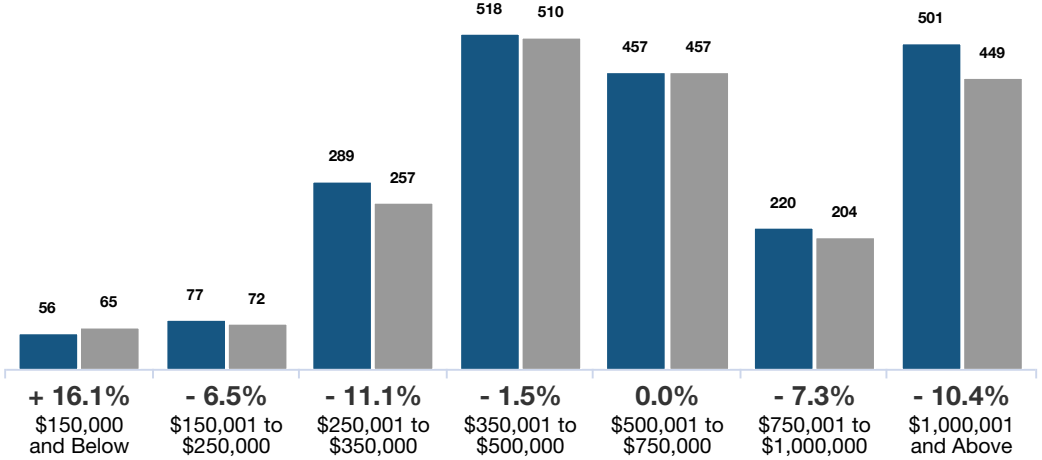


	All Properties			Single-Family Homes			Condos		
By Price Range	**3-2025**	**3-2026**	**Change**	**3-2025**	**3-2026**	**Change**	**3-2025**	**3-2026**	**Change**
$150,000 and Below	95.5%	90.7%	- 5.0%	102.0%	92.8%	- 9.0%	94.7%	87.8%	- 7.3%
$150,001 to $250,000	95.8%	94.9%	- 0.9%	95.3%	95.3%	0.0%	96.0%	94.7%	- 1.4%
$250,001 to $350,000	96.9%	96.6%	- 0.3%	97.3%	96.9%	- 0.4%	96.6%	96.3%	- 0.3%
$350,001 to $500,000	98.4%	98.1%	- 0.3%	98.7%	98.4%	- 0.3%	97.1%	96.6%	- 0.5%
$500,001 to $750,000	98.5%	98.0%	- 0.5%	98.8%	98.2%	- 0.6%	97.1%	97.0%	- 0.1%
$750,001 to $1,000,000	97.7%	97.4%	- 0.3%	97.8%	97.4%	- 0.4%	97.7%	97.4%	- 0.3%
$1,000,001 and Above	96.5%	95.9%	- 0.6%	96.3%	95.9%	- 0.4%	97.8%	96.3%	- 1.5%
All Price Ranges	**97.7%**	**97.1%**	**- 0.6%**	**98.0%**	**97.4%**	**- 0.6%**	**97.0%**	**96.3%**	**- 0.7%**
By Bedroom Count	**3-2025**	**3-2026**	**Change**	**3-2025**	**3-2026**	**Change**	**3-2025**	**3-2026**	**Change**
2 Bedrooms or Less	98.0%	96.9%	- 1.1%	99.2%	98.5%	- 0.7%	96.6%	95.9%	- 0.7%
3 Bedrooms	97.8%	97.4%	- 0.4%	97.9%	97.5%	- 0.4%	97.5%	97.1%	- 0.4%
4 Bedrooms or More	97.2%	96.9%	- 0.3%	97.1%	96.9%	- 0.2%	97.7%	96.6%	- 1.1%
All Bedroom Counts	**97.7%**	**97.1%**	**- 0.6%**	**98.0%**	**97.4%**	**- 0.6%**	**97.0%**	**96.3%**	**- 0.7%**

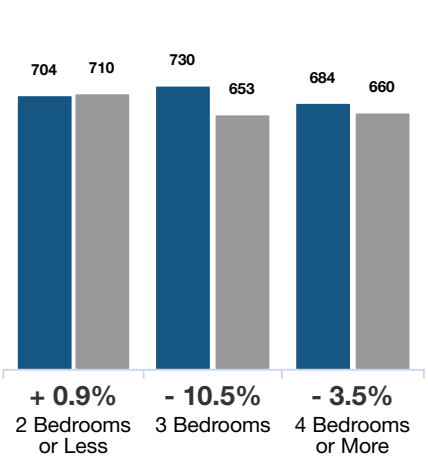
Inventory of Homes for Sale

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

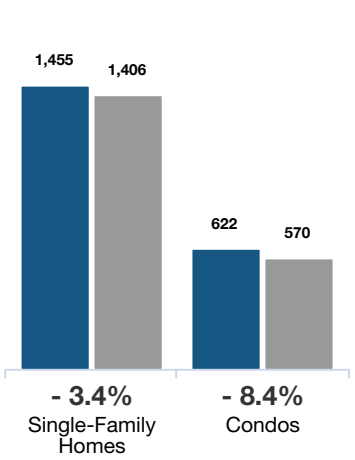
By Price Range



By Bedroom Count



By Property Type



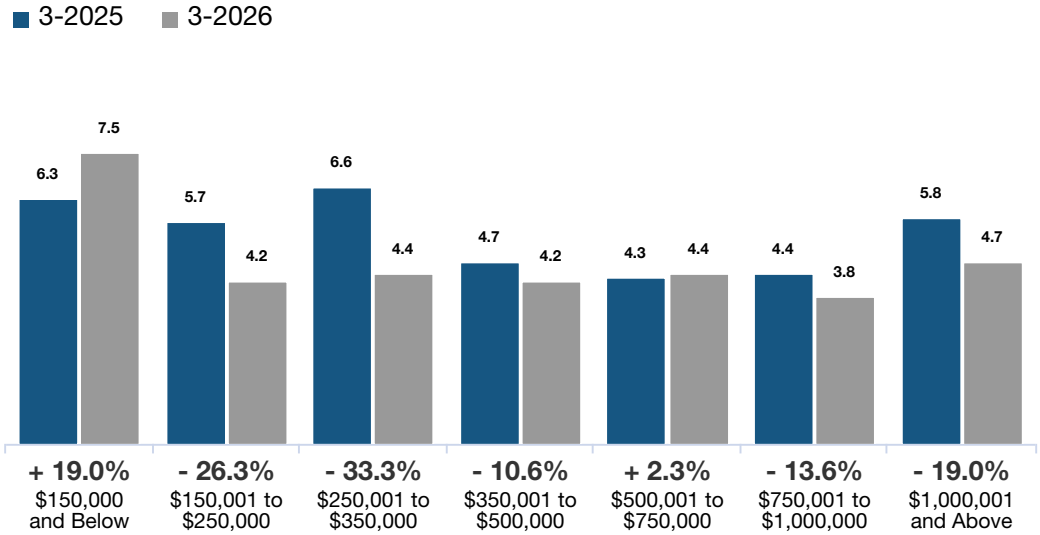
	All Properties			Single-Family Homes			Condos		
By Price Range	**3-2025**	**3-2026**	**Change**	**3-2025**	**3-2026**	**Change**	**3-2025**	**3-2026**	**Change**
$150,000 and Below	56	65	+ 16.1%	10	7	- 30.0%	6	8	+ 33.3%
$150,001 to $250,000	77	72	- 6.5%	17	16	- 5.9%	60	56	- 6.7%
$250,001 to $350,000	289	257	- 11.1%	99	94	- 5.1%	190	161	- 15.3%
$350,001 to $500,000	518	510	- 1.5%	361	381	+ 5.5%	157	129	- 17.8%
$500,001 to $750,000	457	457	0.0%	327	331	+ 1.2%	128	126	- 1.6%
$750,001 to $1,000,000	220	204	- 7.3%	182	162	- 11.0%	35	41	+ 17.1%
$1,000,001 and Above	501	449	- 10.4%	456	405	- 11.2%	45	43	- 4.4%
All Price Ranges	**2,122**	**2,030**	**- 4.3%**	**1,455**	**1,406**	**- 3.4%**	**622**	**570**	**- 8.4%**
By Bedroom Count	**3-2025**	**3-2026**	**Change**	**3-2025**	**3-2026**	**Change**	**3-2025**	**3-2026**	**Change**
2 Bedrooms or Less	704	710	+ 0.9%	237	245	+ 3.4%	429	420	- 2.1%
3 Bedrooms	730	653	- 10.5%	580	530	- 8.6%	148	116	- 21.6%
4 Bedrooms or More	684	660	- 3.5%	637	624	- 2.0%	42	34	- 19.0%
All Bedroom Counts	**2,122**	**2,030**	**- 4.3%**	**1,455**	**1,406**	**- 3.4%**	**622**	**570**	**- 8.4%**

Months Supply of Inventory

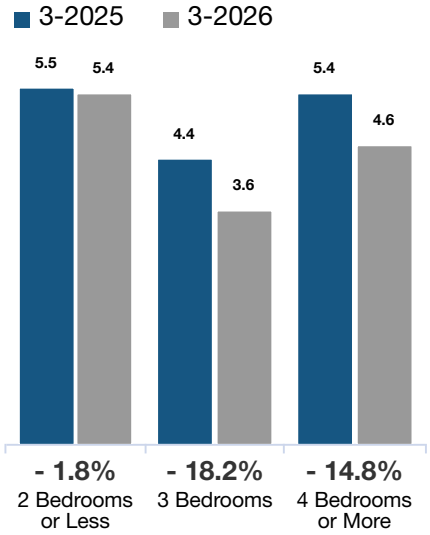
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

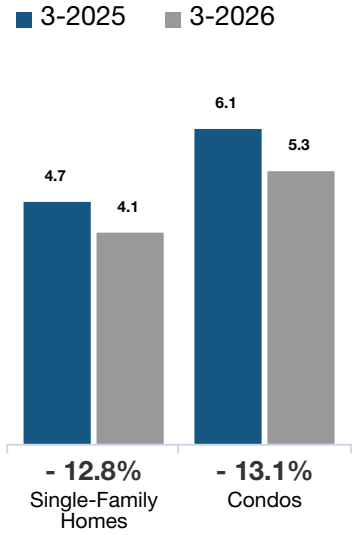
By Price Range



By Bedroom Count



By Property Type



	All Properties			Single-Family Homes			Condos		
By Price Range	**3-2025**	**3-2026**	**Change**	**3-2025**	**3-2026**	**Change**	**3-2025**	**3-2026**	**Change**
$150,000 and Below	6.3	7.5	+ 19.0%	4.3	3.1	- 27.9%	4.8	4.0	- 16.7%
$150,001 to $250,000	5.7	4.2	- 26.3%	4.0	3.7	- 7.5%	6.7	4.3	- 35.8%
$250,001 to $350,000	6.6	4.4	- 33.3%	4.9	3.0	- 38.8%	8.0	5.9	- 26.2%
$350,001 to $500,000	4.7	4.2	- 10.6%	4.1	3.9	- 4.9%	6.5	5.5	- 15.4%
$500,001 to $750,000	4.3	4.4	+ 2.3%	4.0	4.1	+ 2.5%	5.1	5.5	+ 7.8%
$750,001 to $1,000,000	4.4	3.8	- 13.6%	4.7	3.8	- 19.1%	3.0	4.0	+ 33.3%
$1,000,001 and Above	5.8	4.7	- 19.0%	5.9	4.7	- 20.3%	5.2	4.9	- 5.8%
All Price Ranges	**5.0**	**4.4**	**- 12.0%**	**4.7**	**4.1**	**- 12.8%**	**6.1**	**5.3**	**- 13.1%**
By Bedroom Count	**3-2025**	**3-2026**	**Change**	**3-2025**	**3-2026**	**Change**	**3-2025**	**3-2026**	**Change**
2 Bedrooms or Less	5.5	5.4	- 1.8%	3.9	4.3	+ 10.3%	6.7	5.9	- 11.9%
3 Bedrooms	4.4	3.6	- 18.2%	4.4	3.6	- 18.2%	4.7	3.9	- 17.0%
4 Bedrooms or More	5.4	4.6	- 14.8%	5.3	4.5	- 15.1%	6.6	6.3	- 4.5%
All Bedroom Counts	**5.0**	**4.4**	**- 12.0%**	**4.7**	**4.1**	**- 12.8%**	**6.1**	**5.3**	**- 13.1%**