

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



November 2025

Nationally, pending home sales rose 1.9% month-over-month, driven by gains in the Northeast, Midwest, and South, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 0.5% increase for the month. Year-over-year, pending sales were down 0.4%, with the Midwest and South reporting increases, while the Northeast and West experienced declines. For the 12-month period spanning December 2024 through November 2025, Pending Sales in the Hilton Head Association of REALTORS® region increased 7.3 percent overall. The price range with the largest pending sales gain was the \$250,001 to \$350,000 range, where sales increased 15.0 percent.

The overall Median Sales Price went up 1.0 percent to \$547,920. The property type with the largest gain was the Single-Family Homes segment, where prices went up 3.3 percent to \$599,000. The price range that tended to sell the quickest was the \$750,001 to \$1,000,000 range at 75 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 113 days.

Market-wide, inventory levels improved 10.0 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale rose 14.4 percent. That amounts to 3.8 months of inventory for Single-Family Homes and 5.4 months of inventory for Condos.

Quick Facts

+ 15.0%	+ 16.2%	+ 10.8%
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
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



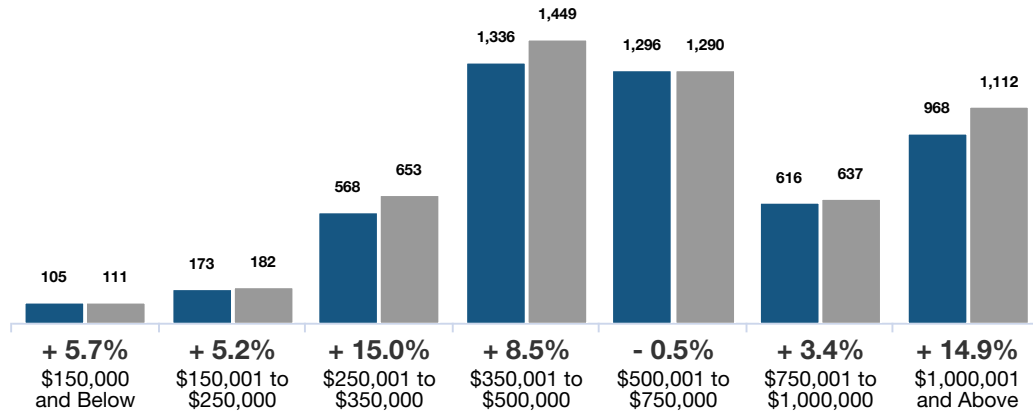
Pending Sales

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



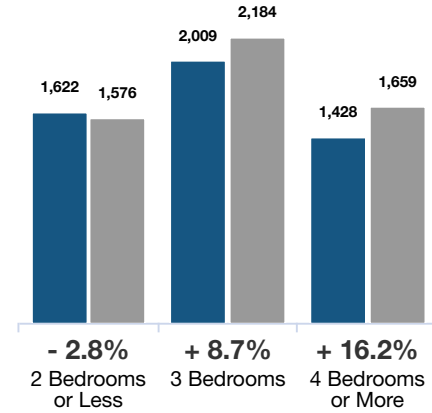
By Price Range

■ 11-2024 ■ 11-2025



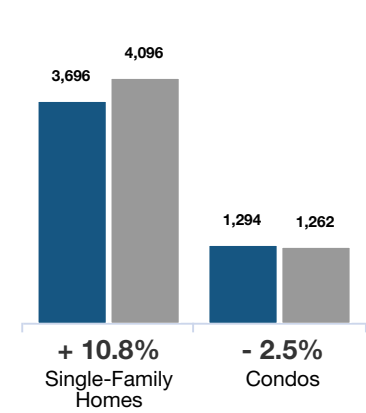
By Bedroom Count

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



All Properties				Single-Family Homes			Condos		
By Price Range	11-2024	11-2025	Change	11-2024	11-2025	Change	11-2024	11-2025	Change
\$150,000 and Below	105	111	+ 5.7%	28	28	0.0%	8	15	+ 87.5%
\$150,001 to \$250,000	173	182	+ 5.2%	47	57	+ 21.3%	125	122	- 2.4%
\$250,001 to \$350,000	568	653	+ 15.0%	266	337	+ 26.7%	302	316	+ 4.6%
\$350,001 to \$500,000	1,336	1,449	+ 8.5%	1,046	1,164	+ 11.3%	290	284	- 2.1%
\$500,001 to \$750,000	1,296	1,290	- 0.5%	969	996	+ 2.8%	325	292	- 10.2%
\$750,001 to \$1,000,000	616	637	+ 3.4%	467	510	+ 9.2%	149	125	- 16.1%
\$1,000,001 and Above	968	1,112	+ 14.9%	873	1,004	+ 15.0%	95	108	+ 13.7%
All Price Ranges	5,062	5,434	+ 7.3%	3,696	4,096	+ 10.8%	1,294	1,262	- 2.5%
By Bedroom Count	11-2024	11-2025	Change	11-2024	11-2025	Change	11-2024	11-2025	Change
2 Bedrooms or Less	1,622	1,576	- 2.8%	736	703	- 4.5%	834	826	- 1.0%
3 Bedrooms	2,009	2,184	+ 8.7%	1,605	1,798	+ 12.0%	387	362	- 6.5%
4 Bedrooms or More	1,428	1,659	+ 16.2%	1,355	1,587	+ 17.1%	70	68	- 2.9%
All Bedroom Counts	5,062	5,434	+ 7.3%	3,696	4,096	+ 10.8%	1,294	1,262	- 2.5%

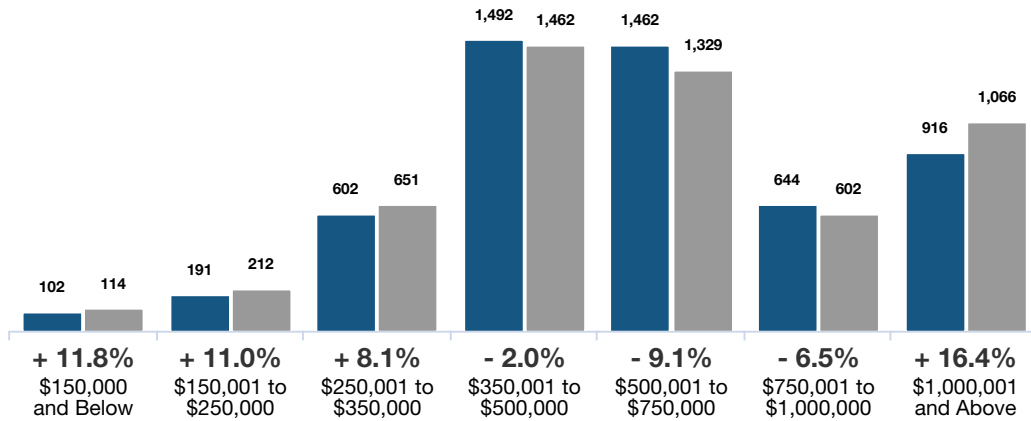
Closed Sales

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



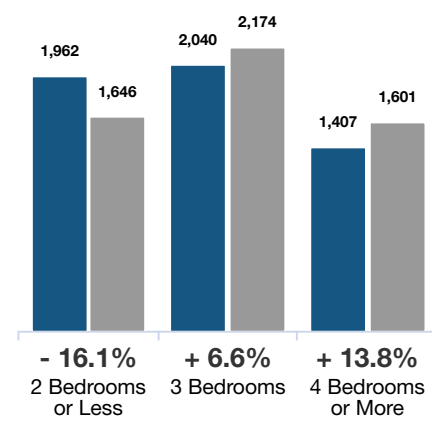
By Price Range

■ 11-2024 ■ 11-2025



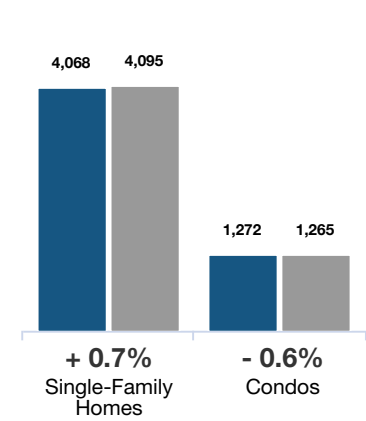
By Bedroom Count

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



All Properties

By Price Range	11-2024	11-2025	Change
\$150,000 and Below	102	114	+ 11.8%
\$150,001 to \$250,000	191	212	+ 11.0%
\$250,001 to \$350,000	602	651	+ 8.1%
\$350,001 to \$500,000	1,492	1,462	- 2.0%
\$500,001 to \$750,000	1,462	1,329	- 9.1%
\$750,001 to \$1,000,000	644	602	- 6.5%
\$1,000,001 and Above	916	1,066	+ 16.4%
All Price Ranges	5,409	5,436	+ 0.5%

Single-Family Homes

	11-2024	11-2025	Change
2 Bedrooms or Less	29	29	0.0%
3 Bedrooms	43	58	+ 34.9%
4 Bedrooms or More	286	340	+ 18.9%
	1,219	1,203	- 1.3%
	1,161	1,019	- 12.2%
	503	485	- 3.6%
	827	961	+ 16.2%
All Single-Family Homes	4,068	4,095	+ 0.7%

Condos

	11-2024	11-2025	Change
1 Bedroom	8	16	+ 100.0%
2 Bedrooms	148	152	+ 2.7%
3 Bedrooms	316	311	- 1.6%
4 Bedrooms or More	272	258	- 5.1%
	299	308	+ 3.0%
	140	115	- 17.9%
	89	105	+ 18.0%
All Condos	1,272	1,265	- 0.6%

By Bedroom Count

	11-2024	11-2025	Change
2 Bedrooms or Less	1,962	1,646	- 16.1%
3 Bedrooms	2,040	2,174	+ 6.6%
4 Bedrooms or More	1,407	1,601	+ 13.8%
All Bedroom Counts	5,409	5,436	+ 0.5%

	11-2024	11-2025	Change
2 Bedrooms or Less	1,074	783	- 27.1%
3 Bedrooms	1,646	1,787	+ 8.6%
4 Bedrooms or More	1,348	1,520	+ 12.8%
All Single-Family Homes	4,068	4,095	+ 0.7%

Days On Market Until Sale

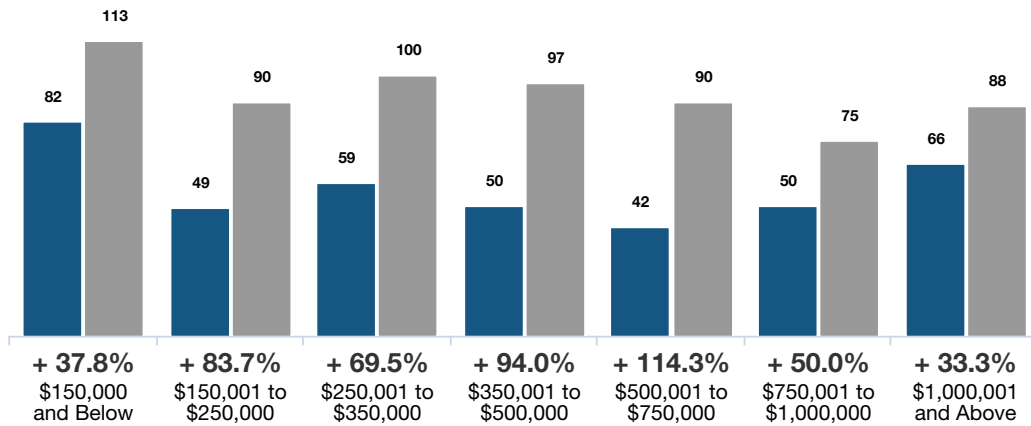
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



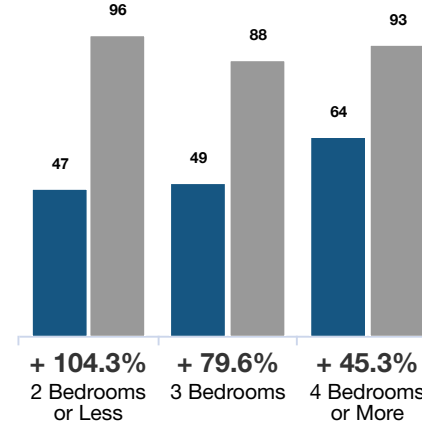
By Price Range

■ 11-2024 ■ 11-2025



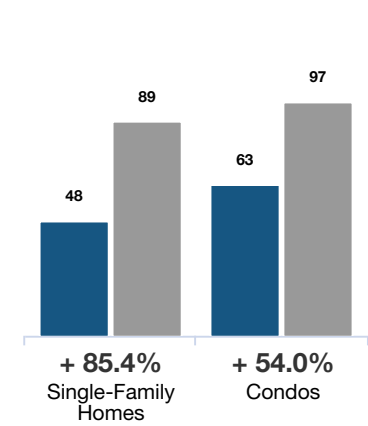
By Bedroom Count

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



All Properties				Single-Family Homes			Condos		
By Price Range	11-2024	11-2025	Change	11-2024	11-2025	Change	11-2024	11-2025	Change
\$150,000 and Below	82	113	+ 37.8%	75	83	+ 10.7%	31	61	+ 96.8%
\$150,001 to \$250,000	49	90	+ 83.7%	46	88	+ 91.3%	49	88	+ 79.6%
\$250,001 to \$350,000	59	100	+ 69.5%	39	91	+ 133.3%	78	110	+ 41.0%
\$350,001 to \$500,000	50	97	+ 94.0%	46	95	+ 106.5%	67	107	+ 59.7%
\$500,001 to \$750,000	42	90	+ 114.3%	37	88	+ 137.8%	59	97	+ 64.4%
\$750,001 to \$1,000,000	50	75	+ 50.0%	51	76	+ 49.0%	46	73	+ 58.7%
\$1,000,001 and Above	66	88	+ 33.3%	66	89	+ 34.8%	67	82	+ 22.4%
All Price Ranges	52	92	+ 76.9%	48	89	+ 85.4%	63	97	+ 54.0%
By Bedroom Count	11-2024	11-2025	Change	11-2024	11-2025	Change	11-2024	11-2025	Change
2 Bedrooms or Less	47	96	+ 104.3%	32	84	+ 162.5%	63	103	+ 63.5%
3 Bedrooms	49	88	+ 79.6%	45	88	+ 95.6%	64	86	+ 34.4%
4 Bedrooms or More	64	93	+ 45.3%	64	92	+ 43.8%	55	87	+ 58.2%
All Bedroom Counts	52	92	+ 76.9%	48	89	+ 85.4%	63	97	+ 54.0%

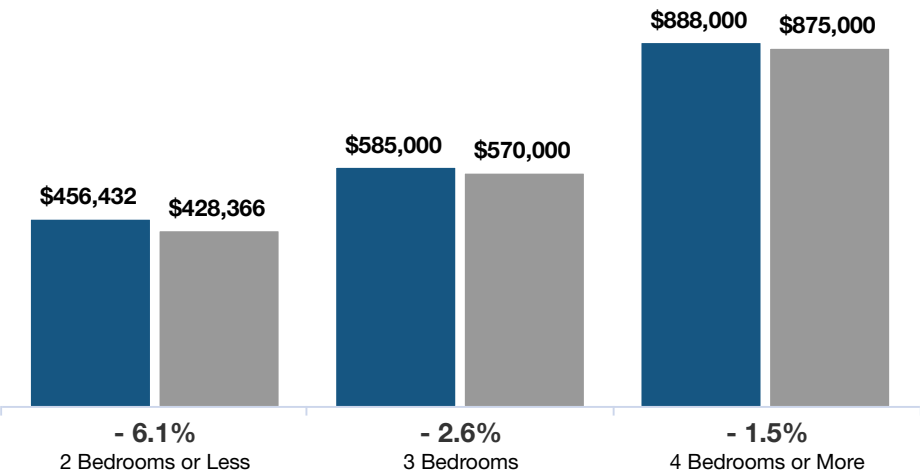
Median Sales Price

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



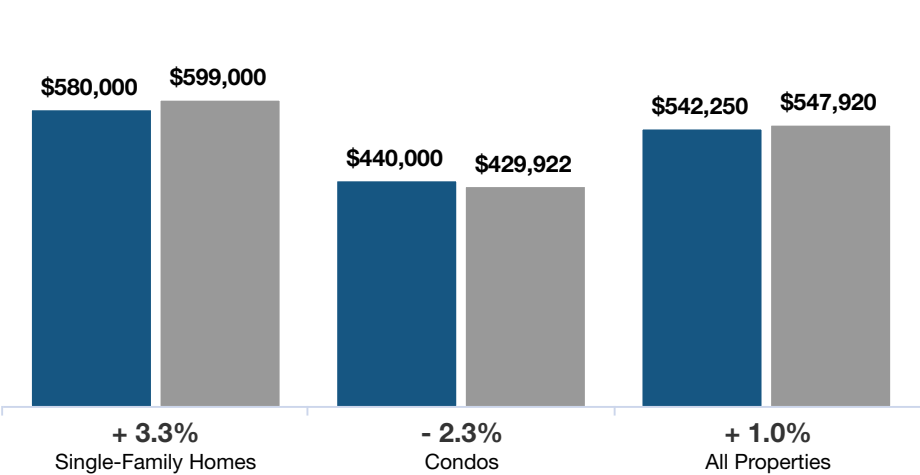
By Bedroom Count

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



All Properties			
By Bedroom Count	11-2024	11-2025	Change
2 Bedrooms or Less	\$456,432	\$428,366	- 6.1%
3 Bedrooms	\$585,000	\$570,000	- 2.6%
4 Bedrooms or More	\$888,000	\$875,000	- 1.5%
All Bedroom Counts	\$542,250	\$547,920	+ 1.0%

Single-Family Homes			Condos		
11-2024	11-2025	Change	11-2024	11-2025	Change
\$480,458	\$475,000	- 1.1%	\$381,450	\$365,000	- 4.3%
\$599,900	\$580,000	- 3.3%	\$519,500	\$552,000	+ 6.3%
\$899,450	\$900,000	+ 0.1%	\$743,644	\$739,791	- 0.5%
\$580,000	\$599,000	+ 3.3%	\$440,000	\$429,922	- 2.3%

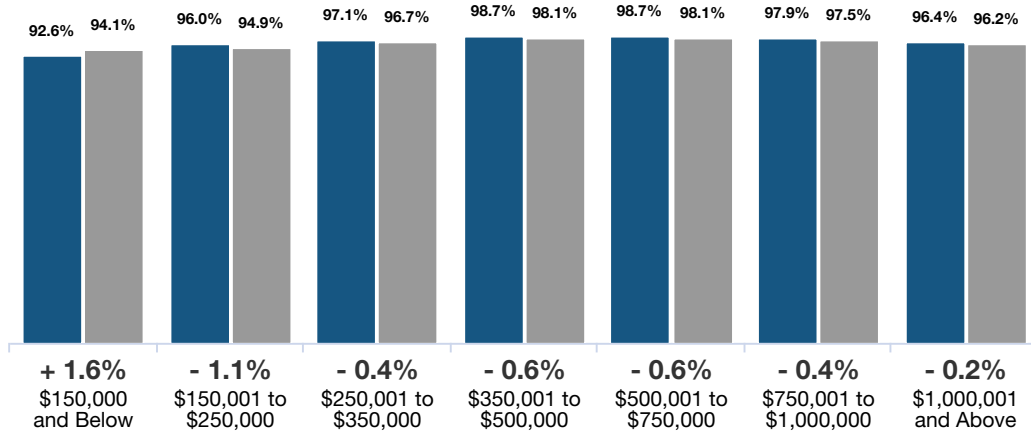
Percent of List Price Received

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.**



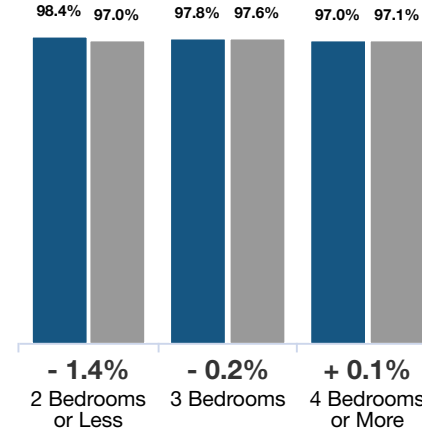
By Price Range

■ 11-2024 ■ 11-2025



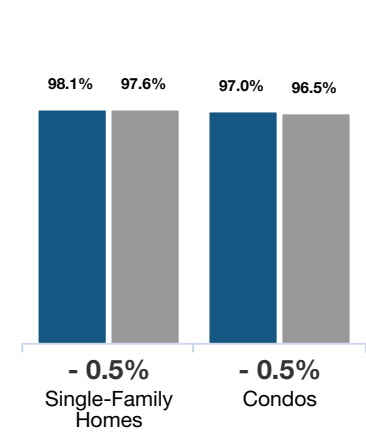
By Bedroom Count

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



All Properties				Single-Family Homes			Condos		
By Price Range	11-2024	11-2025	Change	11-2024	11-2025	Change	11-2024	11-2025	Change
\$150,000 and Below	92.6%	94.1%	+ 1.6%	91.1%	103.3%	+ 13.4%	95.6%	89.2%	- 6.7%
\$150,001 to \$250,000	96.0%	94.9%	- 1.1%	96.1%	95.0%	- 1.1%	95.9%	95.0%	- 0.9%
\$250,001 to \$350,000	97.1%	96.7%	- 0.4%	97.6%	97.1%	- 0.5%	96.7%	96.2%	- 0.5%
\$350,001 to \$500,000	98.7%	98.1%	- 0.6%	99.1%	98.4%	- 0.7%	97.0%	96.9%	- 0.1%
\$500,001 to \$750,000	98.7%	98.1%	- 0.6%	99.0%	98.4%	- 0.6%	97.4%	97.0%	- 0.4%
\$750,001 to \$1,000,000	97.9%	97.5%	- 0.4%	97.9%	97.4%	- 0.5%	97.7%	97.8%	+ 0.1%
\$1,000,001 and Above	96.4%	96.2%	- 0.2%	96.2%	96.2%	0.0%	97.9%	96.4%	- 1.5%
All Price Ranges	97.8%	97.3%	- 0.5%	98.1%	97.6%	- 0.5%	97.0%	96.5%	- 0.5%
By Bedroom Count	11-2024	11-2025	Change	11-2024	11-2025	Change	11-2024	11-2025	Change
2 Bedrooms or Less	98.4%	97.0%	- 1.4%	99.8%	98.6%	- 1.2%	96.9%	96.0%	- 0.9%
3 Bedrooms	97.8%	97.6%	- 0.2%	98.0%	97.7%	- 0.3%	97.3%	97.3%	0.0%
4 Bedrooms or More	97.0%	97.1%	+ 0.1%	97.0%	97.1%	+ 0.1%	97.3%	97.5%	+ 0.2%
All Bedroom Counts	97.8%	97.3%	- 0.5%	98.1%	97.6%	- 0.5%	97.0%	96.5%	- 0.5%

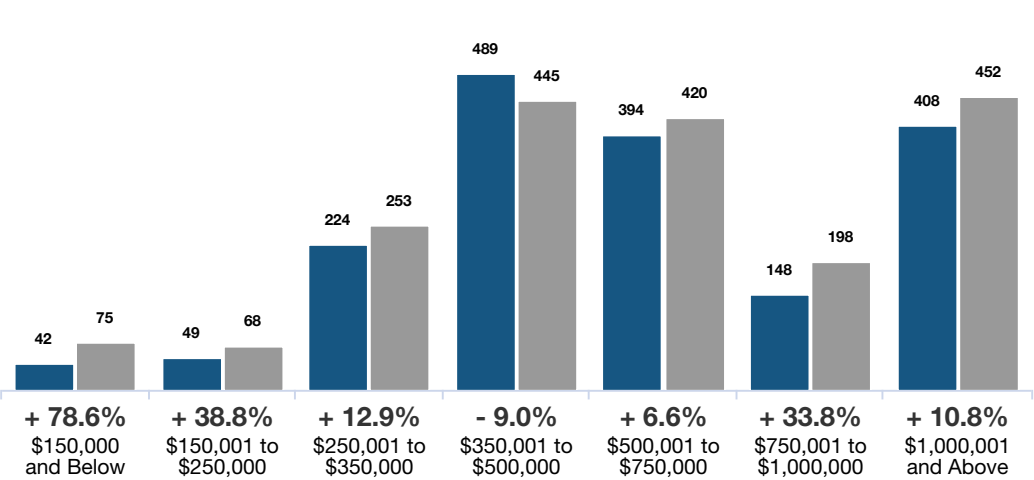
Inventory of Homes for Sale

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



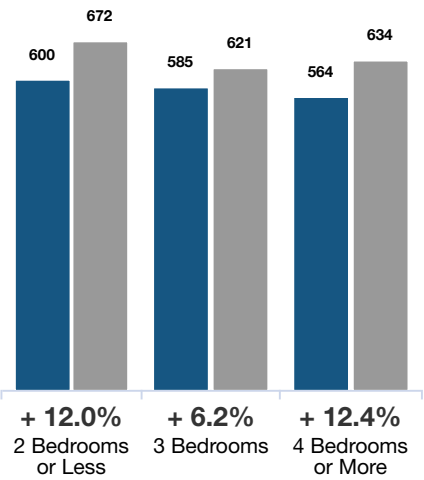
By Price Range

■ 11-2024 ■ 11-2025



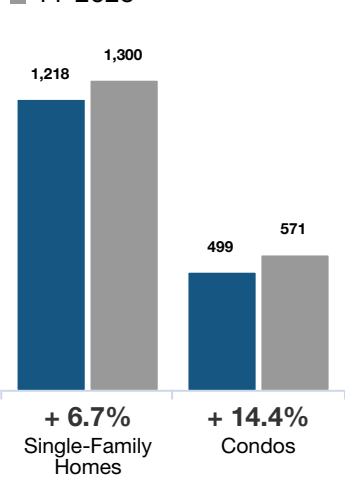
By Bedroom Count

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024
■ 11-2025



All Properties				Single-Family Homes				Condos			
By Price Range	11-2024	11-2025	Change	11-2024	11-2025	Change	11-2024	11-2025	Change	11-2024	11-2025
\$150,000 and Below	42	75	+ 78.6%	7	10	+ 42.9%	0	6	—	0	6
\$150,001 to \$250,000	49	68	+ 38.8%	20	13	- 35.0%	28	55	+ 96.4%	28	55
\$250,001 to \$350,000	224	253	+ 12.9%	73	77	+ 5.5%	151	175	+ 15.9%	151	175
\$350,001 to \$500,000	489	445	- 9.0%	347	317	- 8.6%	141	128	- 9.2%	141	128
\$500,001 to \$750,000	394	420	+ 6.6%	278	295	+ 6.1%	114	125	+ 9.6%	114	125
\$750,001 to \$1,000,000	148	198	+ 33.8%	114	161	+ 41.2%	33	36	+ 9.1%	33	36
\$1,000,001 and Above	408	452	+ 10.8%	378	411	+ 8.7%	30	41	+ 36.7%	30	41
All Price Ranges	1,757	1,932	+ 10.0%	1,218	1,300	+ 6.7%	499	571	+ 14.4%	499	571
By Bedroom Count	11-2024	11-2025	Change	11-2024	11-2025	Change	11-2024	11-2025	Change	11-2024	11-2025
2 Bedrooms or Less	600	672	+ 12.0%	211	211	0.0%	357	407	+ 14.0%	357	407
3 Bedrooms	585	621	+ 6.2%	470	484	+ 3.0%	112	131	+ 17.0%	112	131
4 Bedrooms or More	564	634	+ 12.4%	535	600	+ 12.1%	25	33	+ 32.0%	25	33
All Bedroom Counts	1,757	1,932	+ 10.0%	1,218	1,300	+ 6.7%	499	571	+ 14.4%	499	571

Months Supply of Inventory

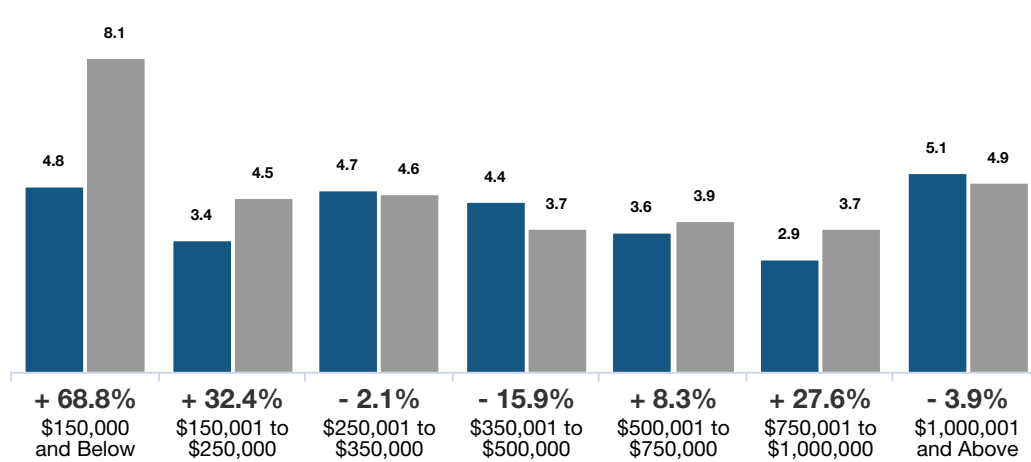
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.



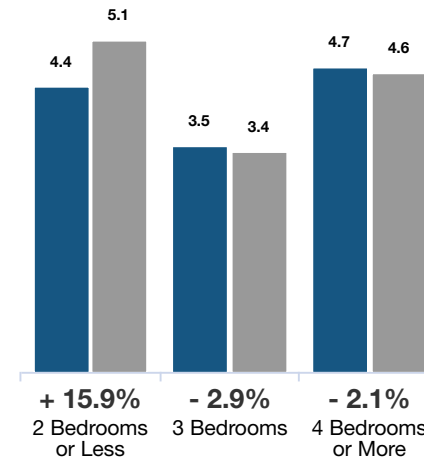
By Price Range

■ 11-2024 ■ 11-2025



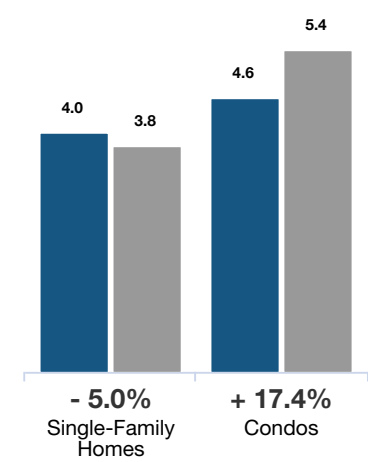
By Bedroom Count

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



All Properties

By Price Range	11-2024	11-2025	Change
\$150,000 and Below	4.8	8.1	+ 68.8%
\$150,001 to \$250,000	3.4	4.5	+ 32.4%
\$250,001 to \$350,000	4.7	4.6	- 2.1%
\$350,001 to \$500,000	4.4	3.7	- 15.9%
\$500,001 to \$750,000	3.6	3.9	+ 8.3%
\$750,001 to \$1,000,000	2.9	3.7	+ 27.6%
\$1,000,001 and Above	5.1	4.9	- 3.9%
All Price Ranges	4.2	4.3	+ 2.4%

Single-Family Homes

	11-2024	11-2025	Change
2 Bedrooms or Less	3.0	4.3	+ 43.3%
3 Bedrooms	5.1	2.7	- 47.1%
4 Bedrooms or More	3.3	2.7	- 18.2%
	4.0	3.3	- 17.5%
	3.4	3.6	+ 5.9%
	2.9	3.8	+ 31.0%
	5.2	4.9	- 5.8%
All Single-Family Homes	4.0	3.8	- 5.0%

Condos

	11-2024	11-2025	Change
	—	2.4	—
	2.7	5.4	+ 100.0%
	6.0	6.6	+ 10.0%
	5.8	5.4	- 6.9%
	4.2	5.1	+ 21.4%
	2.7	3.5	+ 29.6%
	3.8	4.6	+ 21.1%
All Condos	4.6	5.4	+ 17.4%

By Bedroom Count

	11-2024	11-2025	Change
2 Bedrooms or Less	4.4	5.1	+ 15.9%
3 Bedrooms	3.5	3.4	- 2.9%
4 Bedrooms or More	4.7	4.6	- 2.1%
All Bedroom Counts	4.2	4.3	+ 2.4%

Single-Family Homes

	11-2024	11-2025	Change
2 Bedrooms or Less	3.4	3.6	+ 5.9%
3 Bedrooms	3.5	3.2	- 8.6%
4 Bedrooms or More	4.7	4.5	- 4.3%
All Single-Family Homes	4.0	3.8	- 5.0%

Condos

	11-2024	11-2025	Change
2 Bedrooms or Less	5.1	5.9	+ 15.7%
3 Bedrooms	3.5	4.3	+ 22.9%
4 Bedrooms or More	4.3	5.8	+ 34.9%
All Condos	4.6	5.4	+ 17.4%