

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



June 2026

U.S. pending home sales increased for the fourth consecutive month, rising 3.8%, according to the National Association of REALTORS®. Contract signings were up 4.8% from a year earlier. Sales advanced across all four regions month-over-month and year-over-year, reflecting continued buyer activity as consumers adjust to elevated mortgage rates. For the 12-month period spanning July 2025 through June 2026, Pending Sales in the Beaufort-Jasper County REALTORS® region improved 13.7 percent overall. The price range with the largest pending sales gain was the \$500,001 to \$750,000 range, where sales increased 23.3 percent.

The overall Median Sales Price decreased 0.2 percent to \$439,000. The property type with the largest gain was the Condos segment, where prices improved 1.5 percent to \$330,000. The price range that tended to sell the quickest was the \$750,001 to \$1,000,000 range at 115 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 139 days.

Market-wide, inventory levels was up 33.9 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale increased 50.7 percent. That amounts to 5.1 months of inventory for Single-Family Homes and 8.6 months of inventory for Condos.

Quick Facts

+ 23.3%	+ 24.8%	+ 21.8%
Price Range with Strongest Sales: \$500,001 to \$750,000	Bedroom Count with Strongest Sales: 2 Bedrooms or Less	Property Type With Strongest Sales: Condos
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



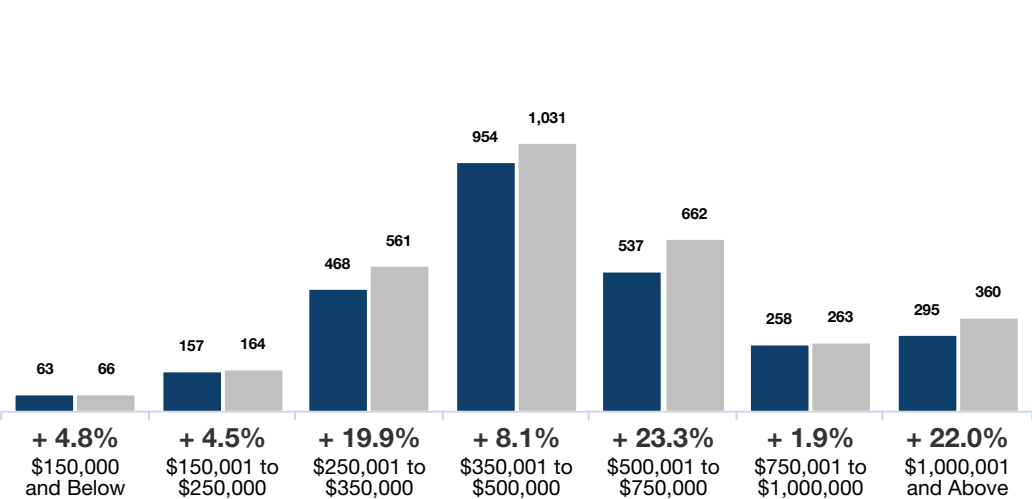
Pending Sales



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

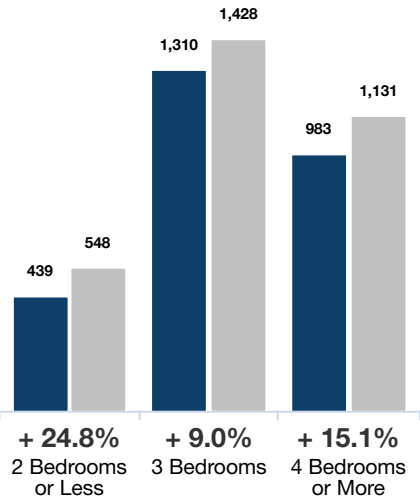
By Price Range

6-2025 6-2026



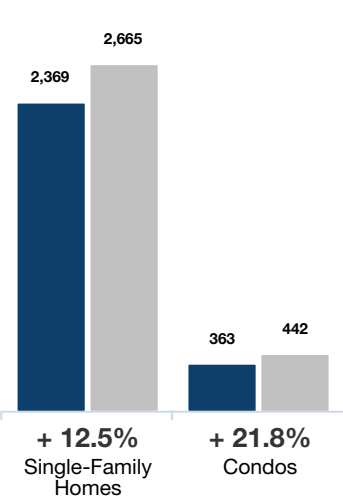
By Bedroom Count

6-2025 6-2026



By Property Type

6-2025 6-2026



All Properties				Single-Family Homes			Condos		
By Price Range	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change
\$150,000 and Below	63	66	+ 4.8%	45	44	- 2.2%	18	22	+ 22.2%
\$150,001 to \$250,000	157	164	+ 4.5%	100	97	- 3.0%	57	67	+ 17.5%
\$250,001 to \$350,000	468	561	+ 19.9%	342	420	+ 22.8%	126	141	+ 11.9%
\$350,001 to \$500,000	954	1,031	+ 8.1%	872	927	+ 6.3%	82	104	+ 26.8%
\$500,001 to \$750,000	537	662	+ 23.3%	494	595	+ 20.4%	43	67	+ 55.8%
\$750,001 to \$1,000,000	258	263	+ 1.9%	233	241	+ 3.4%	25	22	- 12.0%
\$1,000,001 and Above	295	360	+ 22.0%	283	341	+ 20.5%	12	19	+ 58.3%
All Price Ranges	2,732	3,107	+ 13.7%	2,369	2,665	+ 12.5%	363	442	+ 21.8%
By Bedroom Count	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change
2 Bedrooms or Less	439	548	+ 24.8%	225	277	+ 23.1%	214	271	+ 26.6%
3 Bedrooms	1,310	1,428	+ 9.0%	1,187	1,277	+ 7.6%	123	151	+ 22.8%
4 Bedrooms or More	983	1,131	+ 15.1%	957	1,111	+ 16.1%	26	20	- 23.1%
All Bedroom Counts	2,732	3,107	+ 13.7%	2,369	2,665	+ 12.5%	363	442	+ 21.8%

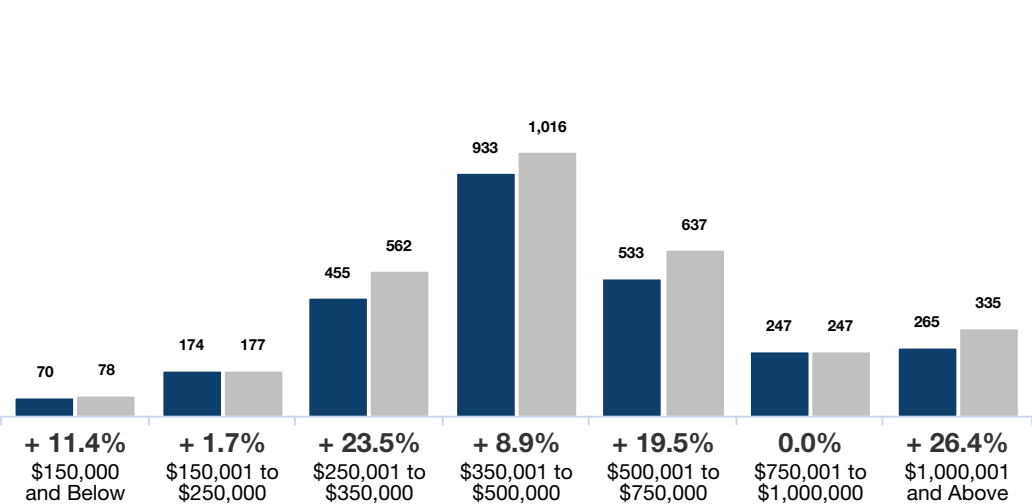
Closed Sales



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

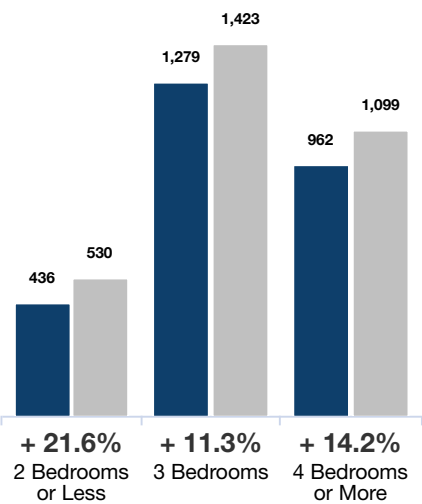
By Price Range

6-2025 6-2026



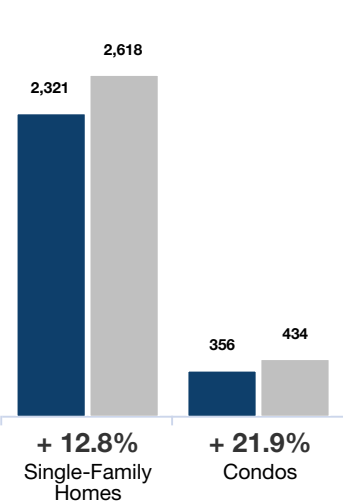
By Bedroom Count

6-2025 6-2026



By Property Type

6-2025 6-2026



All Properties				Single-Family Homes			Condos		
By Price Range	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change
\$150,000 and Below	70	78	+ 11.4%	52	51	- 1.9%	18	27	+ 50.0%
\$150,001 to \$250,000	174	177	+ 1.7%	110	99	- 10.0%	64	78	+ 21.9%
\$250,001 to \$350,000	455	562	+ 23.5%	330	427	+ 29.4%	125	135	+ 8.0%
\$350,001 to \$500,000	933	1,016	+ 8.9%	859	927	+ 7.9%	74	89	+ 20.3%
\$500,001 to \$750,000	533	637	+ 19.5%	491	573	+ 16.7%	42	64	+ 52.4%
\$750,001 to \$1,000,000	247	247	0.0%	226	225	- 0.4%	21	22	+ 4.8%
\$1,000,001 and Above	265	335	+ 26.4%	253	316	+ 24.9%	12	19	+ 58.3%
All Price Ranges	2,677	3,052	+ 14.0%	2,321	2,618	+ 12.8%	356	434	+ 21.9%
By Bedroom Count	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change
2 Bedrooms or Less	436	530	+ 21.6%	222	265	+ 19.4%	214	265	+ 23.8%
3 Bedrooms	1,279	1,423	+ 11.3%	1,163	1,278	+ 9.9%	116	145	+ 25.0%
4 Bedrooms or More	962	1,099	+ 14.2%	936	1,075	+ 14.9%	26	24	- 7.7%
All Bedroom Counts	2,677	3,052	+ 14.0%	2,321	2,618	+ 12.8%	356	434	+ 21.9%

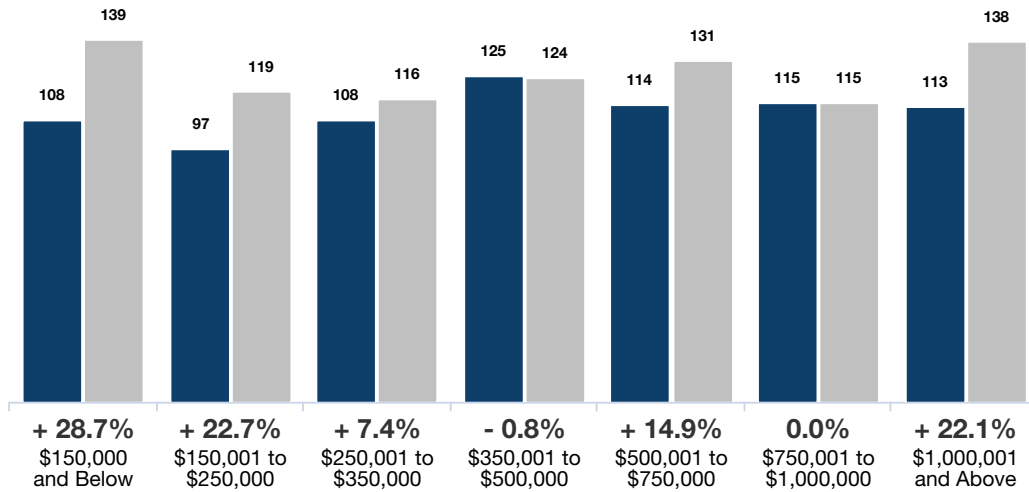
Days On Market Until Sale

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

Based on a rolling 12-month average.

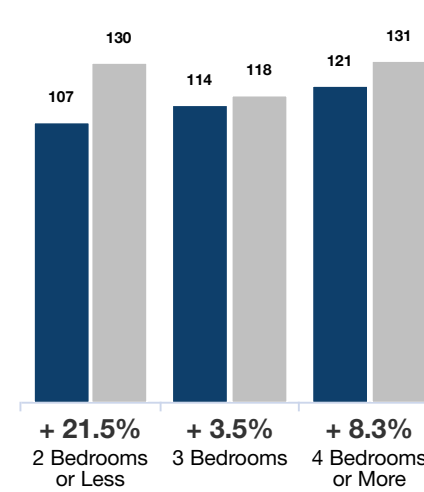
By Price Range

■ 6-2025 ■ 6-2026



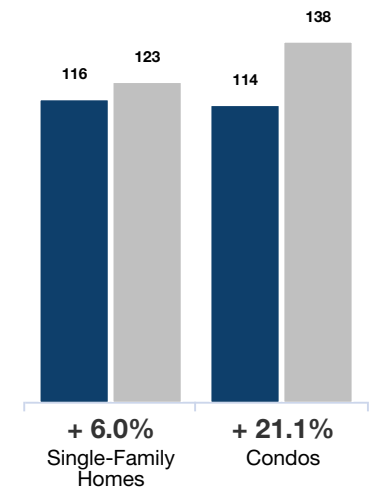
By Bedroom Count

■ 6-2025 ■ 6-2026



By Property Type

■ 6-2025 ■ 6-2026



All Properties

By Price Range	6-2025	6-2026	Change
\$150,000 and Below	108	139	+ 28.7%
\$150,001 to \$250,000	97	119	+ 22.7%
\$250,001 to \$350,000	108	116	+ 7.4%
\$350,001 to \$500,000	125	124	- 0.8%
\$500,001 to \$750,000	114	131	+ 14.9%
\$750,001 to \$1,000,000	115	115	0.0%
\$1,000,001 and Above	113	138	+ 22.1%
All Price Ranges	116	125	+ 7.8%

Single-Family Homes

6-2025	6-2026	Change
112	144	+ 28.6%
97	107	+ 10.3%
103	112	+ 8.7%
126	120	- 4.8%
114	130	+ 14.0%
114	116	+ 1.8%
113	136	+ 20.4%
116	123	+ 6.0%

Condos

6-2025	6-2026	Change
97	130	+ 34.0%
98	135	+ 37.8%
123	128	+ 4.1%
116	162	+ 39.7%
110	133	+ 20.9%
122	101	- 17.2%
126	172	+ 36.5%
114	138	+ 21.1%

By Bedroom Count

6-2025	6-2026	Change
107	130	+ 21.5%
114	118	+ 3.5%
121	131	+ 8.3%
116	125	+ 7.8%

Single-Family Homes

6-2025	6-2026	Change
102	124	+ 21.6%
114	115	+ 0.9%
121	132	+ 9.1%
116	123	+ 6.0%

Condos

6-2025	6-2026	Change
111	137	+ 23.4%
114	145	+ 27.2%
139	106	- 23.7%
114	138	+ 21.1%

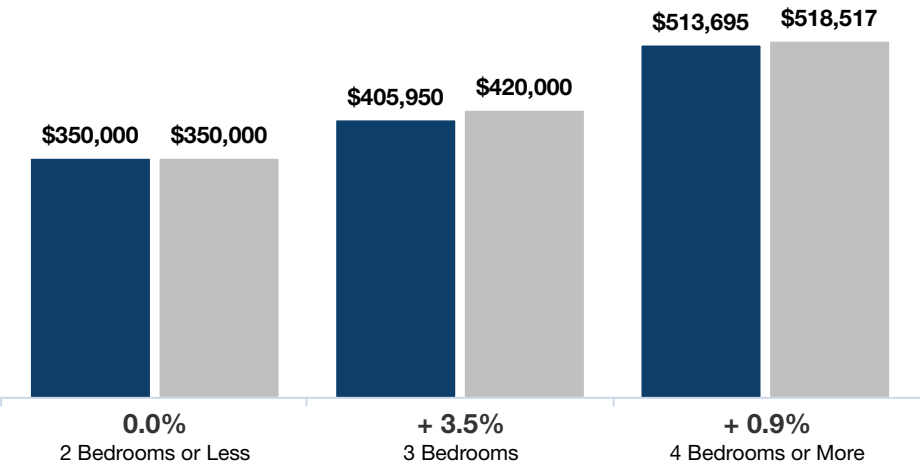
Median Sales Price



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

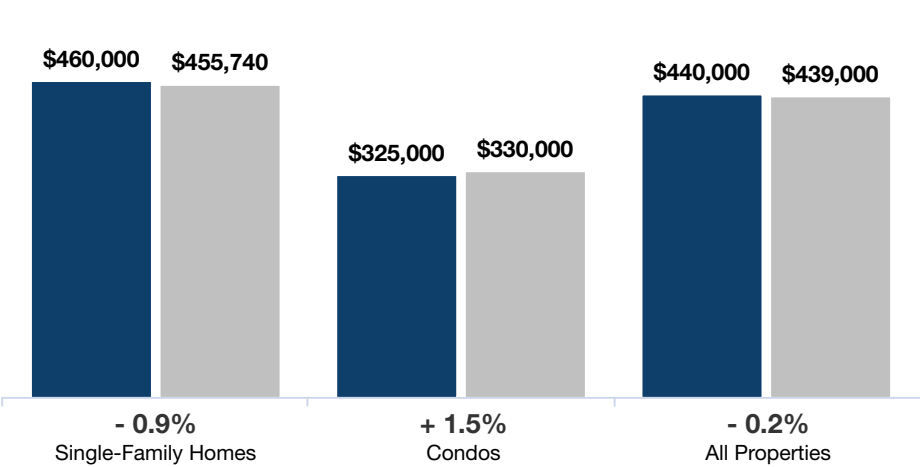
By Bedroom Count

6-2025 6-2026



By Property Type

6-2025 6-2026



All Properties				Single-Family Homes			Condos		
By Bedroom Count	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change
2 Bedrooms or Less	\$350,000	\$350,000	0.0%	\$410,000	\$390,000	- 4.9%	\$297,500	\$305,750	+ 2.8%
3 Bedrooms	\$405,950	\$420,000	+ 3.5%	\$415,800	\$425,000	+ 2.2%	\$340,000	\$365,000	+ 7.4%
4 Bedrooms or More	\$513,695	\$518,517	+ 0.9%	\$515,000	\$518,050	+ 0.6%	\$436,500	\$635,000	+ 45.5%
All Bedroom Counts	\$440,000	\$439,000	- 0.2%	\$460,000	\$455,740	- 0.9%	\$325,000	\$330,000	+ 1.5%

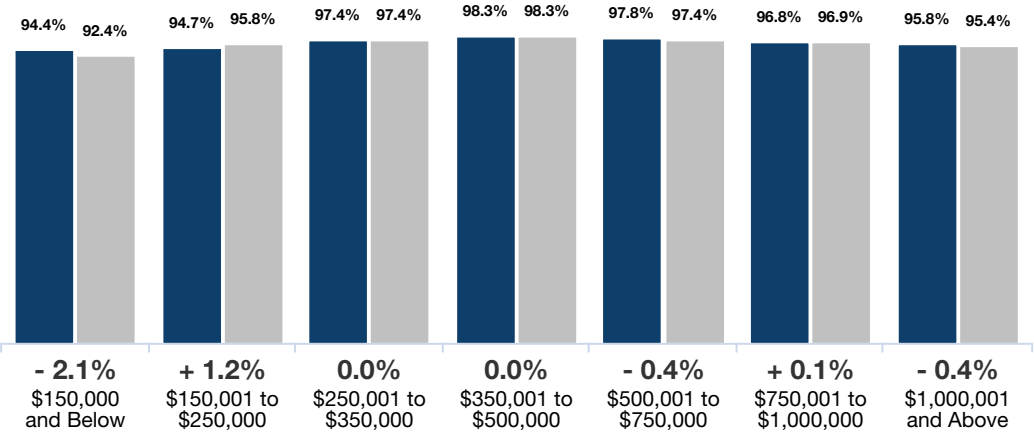
Percent of List Price Received



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.**

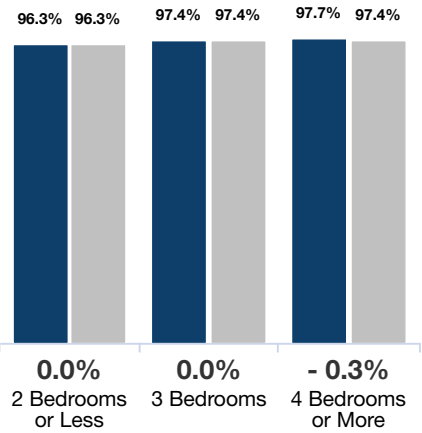
By Price Range

6-2025 6-2026



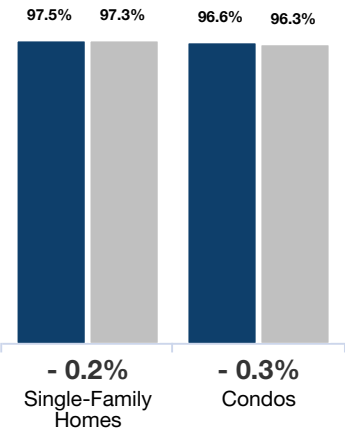
By Bedroom Count

6-2025 6-2026



By Property Type

6-2025 6-2026



All Properties				Single-Family Homes			Condos		
By Price Range	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change
\$150,000 and Below	94.4%	92.4%	- 2.1%	94.4%	92.4%	- 2.1%	94.4%	92.4%	- 2.1%
\$150,001 to \$250,000	94.7%	95.8%	+ 1.2%	94.4%	96.1%	+ 1.8%	95.2%	95.5%	+ 0.3%
\$250,001 to \$350,000	97.4%	97.4%	0.0%	97.6%	97.6%	0.0%	97.0%	96.7%	- 0.3%
\$350,001 to \$500,000	98.3%	98.3%	0.0%	98.4%	98.4%	0.0%	97.4%	96.6%	- 0.8%
\$500,001 to \$750,000	97.8%	97.4%	- 0.4%	97.9%	97.4%	- 0.5%	97.3%	97.2%	- 0.1%
\$750,001 to \$1,000,000	96.8%	96.9%	+ 0.1%	96.8%	96.9%	+ 0.1%	97.1%	97.0%	- 0.1%
\$1,000,001 and Above	95.8%	95.4%	- 0.4%	95.8%	95.3%	- 0.5%	95.8%	96.1%	+ 0.3%
All Price Ranges	97.4%	97.2%	- 0.2%	97.5%	97.3%	- 0.2%	96.6%	96.3%	- 0.3%
By Bedroom Count	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change
2 Bedrooms or Less	96.3%	96.3%	0.0%	96.6%	97.1%	+ 0.5%	95.9%	95.5%	- 0.4%
3 Bedrooms	97.4%	97.4%	0.0%	97.4%	97.4%	0.0%	97.8%	97.6%	- 0.2%
4 Bedrooms or More	97.7%	97.4%	- 0.3%	97.8%	97.4%	- 0.4%	97.3%	97.3%	0.0%
All Bedroom Counts	97.4%	97.2%	- 0.2%	97.5%	97.3%	- 0.2%	96.6%	96.3%	- 0.3%

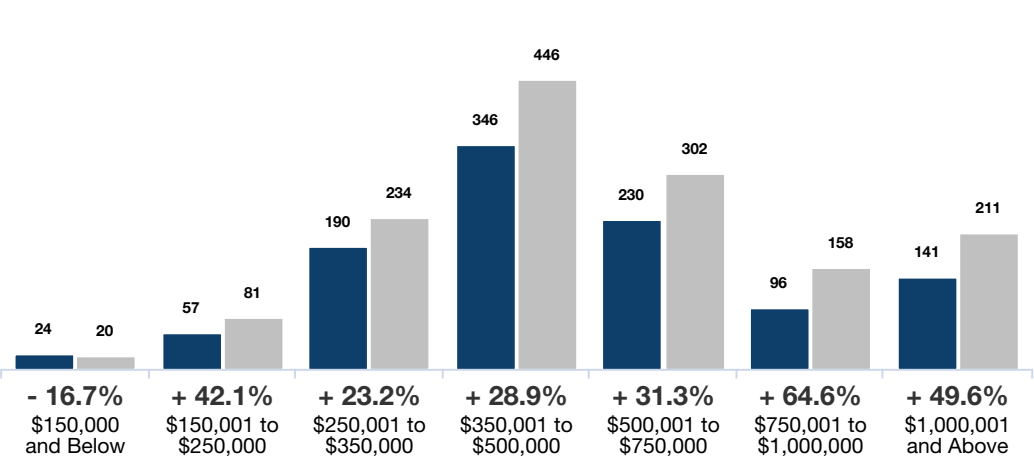
Inventory of Homes for Sale



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

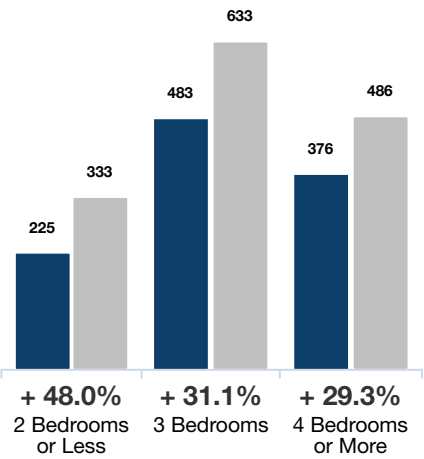
By Price Range

■ 6-2025 ■ 6-2026



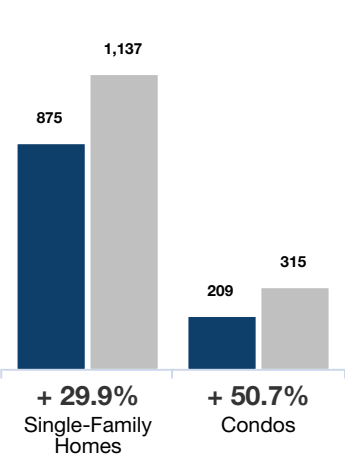
By Bedroom Count

■ 6-2025 ■ 6-2026



By Property Type

■ 6-2025 ■ 6-2026



All Properties				Single-Family Homes				Condos			
By Price Range	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026
\$150,000 and Below	24	20	- 16.7%	18	13	- 27.8%	6	7	+ 16.7%		
\$150,001 to \$250,000	57	81	+ 42.1%	34	38	+ 11.8%	23	43	+ 87.0%		
\$250,001 to \$350,000	190	234	+ 23.2%	112	127	+ 13.4%	78	107	+ 37.2%		
\$350,001 to \$500,000	346	446	+ 28.9%	292	367	+ 25.7%	54	79	+ 46.3%		
\$500,001 to \$750,000	230	302	+ 31.3%	195	251	+ 28.7%	35	51	+ 45.7%		
\$750,001 to \$1,000,000	96	158	+ 64.6%	89	139	+ 56.2%	7	19	+ 171.4%		
\$1,000,001 and Above	141	211	+ 49.6%	135	202	+ 49.6%	6	9	+ 50.0%		
All Price Ranges	1,084	1,452	+ 33.9%	875	1,137	+ 29.9%	209	315	+ 50.7%		
By Bedroom Count	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026
2 Bedrooms or Less	225	333	+ 48.0%	96	131	+ 36.5%	129	202	+ 56.6%		
3 Bedrooms	483	633	+ 31.1%	413	531	+ 28.6%	70	102	+ 45.7%		
4 Bedrooms or More	376	486	+ 29.3%	366	475	+ 29.8%	10	11	+ 10.0%		
All Bedroom Counts	1,084	1,452	+ 33.9%	875	1,137	+ 29.9%	209	315	+ 50.7%		

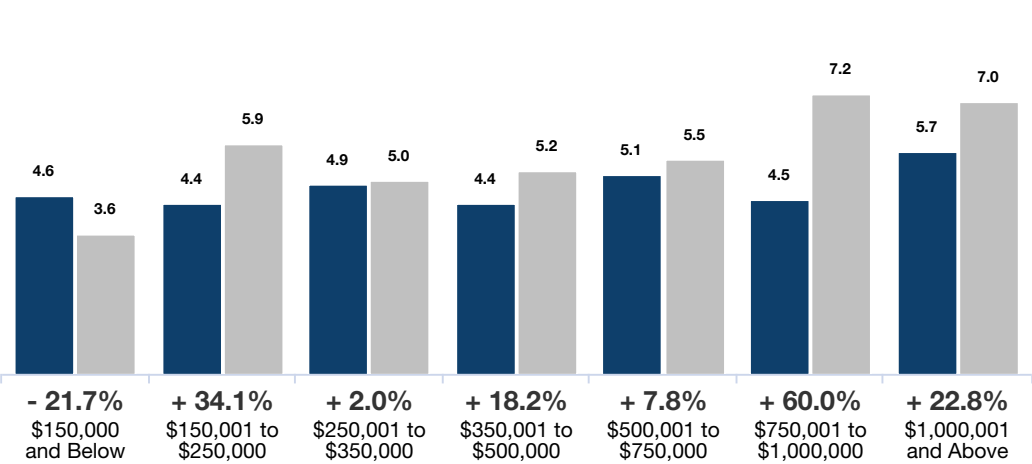
Months Supply of Inventory



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.

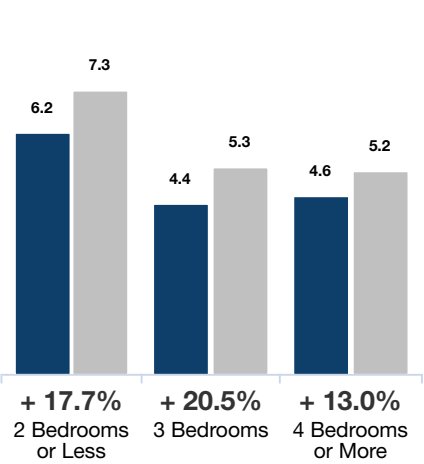
By Price Range

6-2025 6-2026



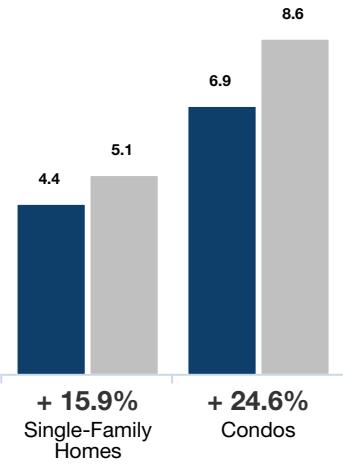
By Bedroom Count

6-2025 6-2026



By Property Type

6-2025 6-2026



All Properties				Single-Family Homes			Condos		
By Price Range	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change
\$150,000 and Below	4.6	3.6	- 21.7%	4.8	3.5	- 27.1%	3.0	3.2	+ 6.7%
\$150,001 to \$250,000	4.4	5.9	+ 34.1%	4.1	4.7	+ 14.6%	4.8	7.7	+ 60.4%
\$250,001 to \$350,000	4.9	5.0	+ 2.0%	3.9	3.6	- 7.7%	7.4	9.1	+ 23.0%
\$350,001 to \$500,000	4.4	5.2	+ 18.2%	4.0	4.8	+ 20.0%	7.9	9.1	+ 15.2%
\$500,001 to \$750,000	5.1	5.5	+ 7.8%	4.7	5.1	+ 8.5%	9.8	9.1	- 7.1%
\$750,001 to \$1,000,000	4.5	7.2	+ 60.0%	4.6	6.9	+ 50.0%	2.8	8.6	+ 207.1%
\$1,000,001 and Above	5.7	7.0	+ 22.8%	5.7	7.1	+ 24.6%	4.0	4.3	+ 7.5%
All Price Ranges	4.8	5.6	+ 16.7%	4.4	5.1	+ 15.9%	6.9	8.6	+ 24.6%
By Bedroom Count	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change
2 Bedrooms or Less	6.2	7.3	+ 17.7%	5.1	5.7	+ 11.8%	7.2	8.9	+ 23.6%
3 Bedrooms	4.4	5.3	+ 20.5%	4.2	5.0	+ 19.0%	6.8	8.1	+ 19.1%
4 Bedrooms or More	4.6	5.2	+ 13.0%	4.6	5.1	+ 10.9%	4.6	5.5	+ 19.6%
All Bedroom Counts	4.8	5.6	+ 16.7%	4.4	5.1	+ 15.9%	6.9	8.6	+ 24.6%