

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



January 2026

U.S. pending home sales fell 9.3% from the previous month, according to the National Association of REALTORS®. The drop in contract signings was broad-based, with all four regions reporting declines. On a year-over-year basis, pending home sales were down 3.0%, with the South recording a modest gain while the Northeast, West, and Midwest posted declines. For the 12-month period spanning February 2025 through January 2026, Pending Sales in the Hilton Head Association of REALTORS® region improved 7.0 percent overall. The price range with the largest pending sales gain was the \$250,001 to \$350,000 range, where sales increased 20.1 percent.

The overall Median Sales Price improved 1.7 percent to \$550,000. The property type with the largest gain was the Single-Family Homes segment, where prices increased 4.0 percent to \$600,000. The price range that tended to sell the quickest was the \$750,001 to \$1,000,000 range at 85 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 118 days.

Market-wide, inventory levels increased 6.2 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale rose 9.8 percent. That amounts to 3.7 months of inventory for Single-Family Homes and 5.2 months of inventory for Condos.

Quick Facts

+ 20.1%	+ 14.0%	+ 10.6%
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



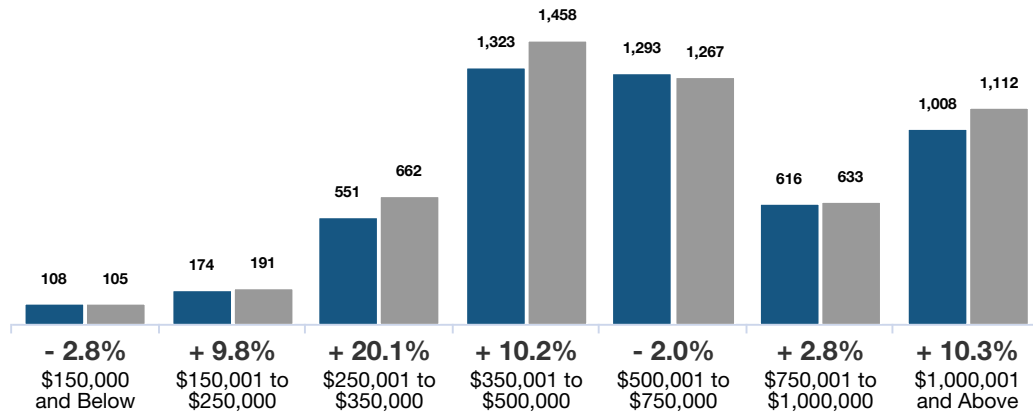
Pending Sales

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



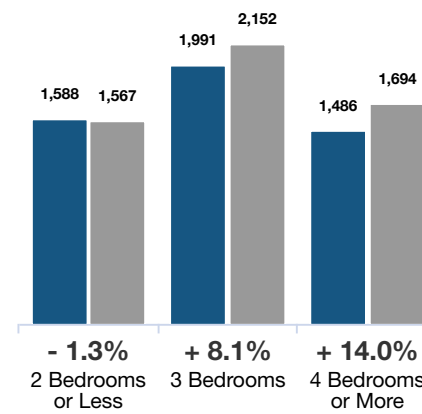
By Price Range

■ 1-2025 ■ 1-2026



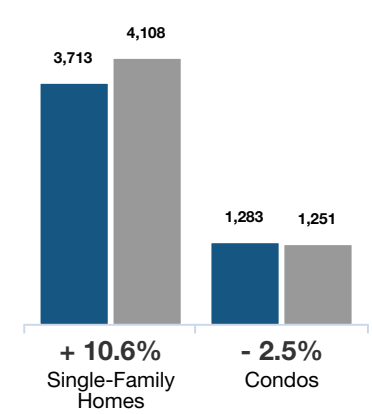
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties				Single-Family Homes				Condos			
By Price Range	1-2025	1-2026	Change	1-2025	1-2026	Change		1-2025	1-2026	Change	
\$150,000 and Below	108	105	- 2.8%	28	26	- 7.1%		7	16	+ 128.6%	
\$150,001 to \$250,000	174	191	+ 9.8%	51	52	+ 2.0%		121	137	+ 13.2%	
\$250,001 to \$350,000	551	662	+ 20.1%	254	348	+ 37.0%		297	314	+ 5.7%	
\$350,001 to \$500,000	1,323	1,458	+ 10.2%	1,032	1,174	+ 13.8%		290	284	- 2.1%	
\$500,001 to \$750,000	1,293	1,267	- 2.0%	966	997	+ 3.2%		326	268	- 17.8%	
\$750,001 to \$1,000,000	616	633	+ 2.8%	475	506	+ 6.5%		141	125	- 11.3%	
\$1,000,001 and Above	1,008	1,112	+ 10.3%	907	1,005	+ 10.8%		101	107	+ 5.9%	
All Price Ranges	5,073	5,428	+ 7.0%	3,713	4,108	+ 10.6%		1,283	1,251	- 2.5%	
By Bedroom Count	1-2025	1-2026	Change	1-2025	1-2026	Change		1-2025	1-2026	Change	
2 Bedrooms or Less	1,588	1,567	- 1.3%	713	700	- 1.8%		823	823	0.0%	
3 Bedrooms	1,991	2,152	+ 8.1%	1,591	1,771	+ 11.3%		379	359	- 5.3%	
4 Bedrooms or More	1,486	1,694	+ 14.0%	1,407	1,628	+ 15.7%		76	63	- 17.1%	
All Bedroom Counts	5,073	5,428	+ 7.0%	3,713	4,108	+ 10.6%		1,283	1,251	- 2.5%	

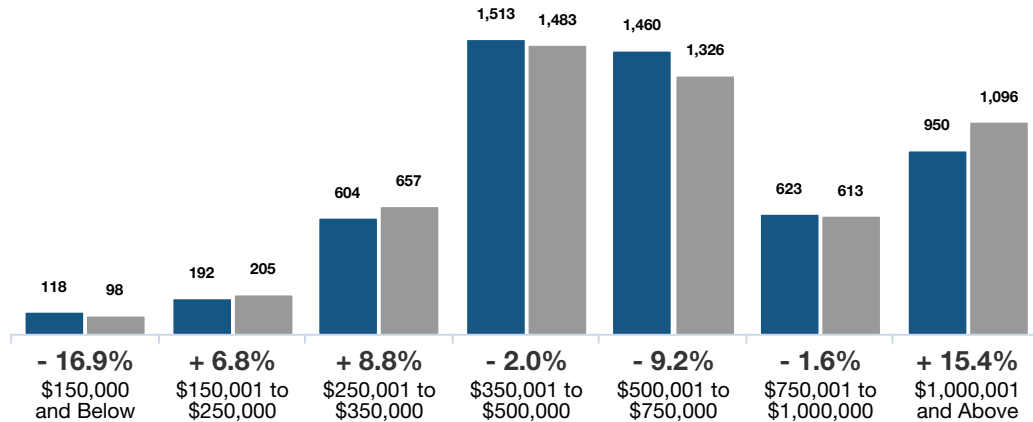
Closed Sales

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



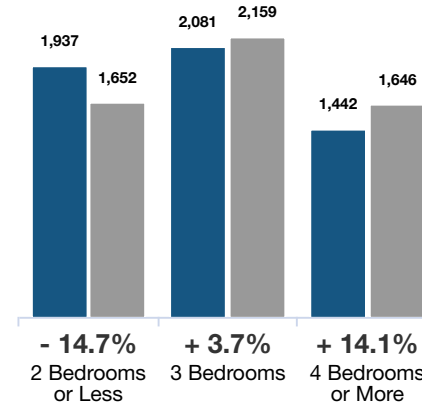
By Price Range

■ 1-2025 ■ 1-2026



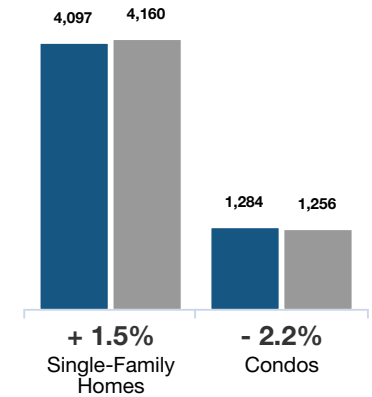
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties				Single-Family Homes			Condos		
By Price Range	1-2025	1-2026	Change	1-2025	1-2026	Change	1-2025	1-2026	Change
\$150,000 and Below	118	98	- 16.9%	32	26	- 18.8%	9	17	+ 88.9%
\$150,001 to \$250,000	192	205	+ 6.8%	49	54	+ 10.2%	143	149	+ 4.2%
\$250,001 to \$350,000	604	657	+ 8.8%	284	352	+ 23.9%	320	305	- 4.7%
\$350,001 to \$500,000	1,513	1,483	- 2.0%	1,244	1,205	- 3.1%	269	277	+ 3.0%
\$500,001 to \$750,000	1,460	1,326	- 9.2%	1,148	1,040	- 9.4%	310	284	- 8.4%
\$750,001 to \$1,000,000	623	613	- 1.6%	484	497	+ 2.7%	139	114	- 18.0%
\$1,000,001 and Above	950	1,096	+ 15.4%	856	986	+ 15.2%	94	110	+ 17.0%
All Price Ranges	5,460	5,478	+ 0.3%	4,097	4,160	+ 1.5%	1,284	1,256	- 2.2%
By Bedroom Count	1-2025	1-2026	Change	1-2025	1-2026	Change	1-2025	1-2026	Change
2 Bedrooms or Less	1,937	1,652	- 14.7%	1,049	797	- 24.0%	833	818	- 1.8%
3 Bedrooms	2,081	2,159	+ 3.7%	1,669	1,782	+ 6.8%	391	357	- 8.7%
4 Bedrooms or More	1,442	1,646	+ 14.1%	1,379	1,572	+ 14.0%	60	70	+ 16.7%
All Bedroom Counts	5,460	5,478	+ 0.3%	4,097	4,160	+ 1.5%	1,284	1,256	- 2.2%

Days On Market Until Sale

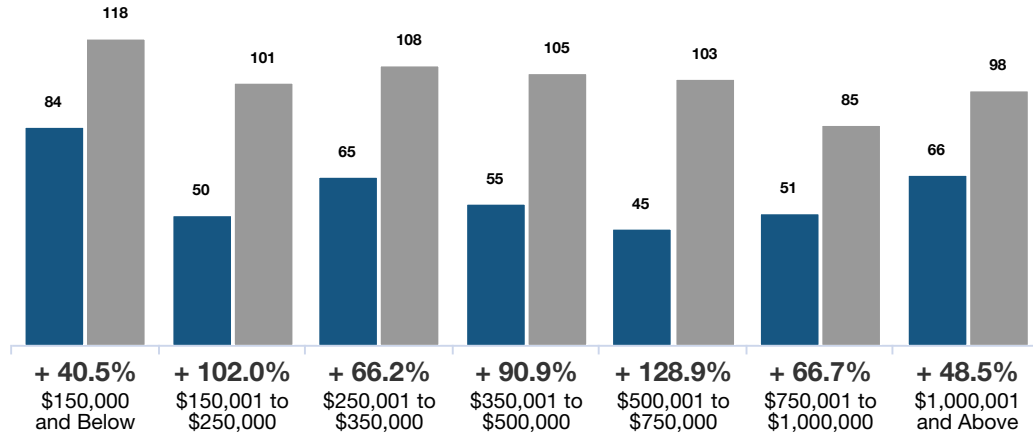
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



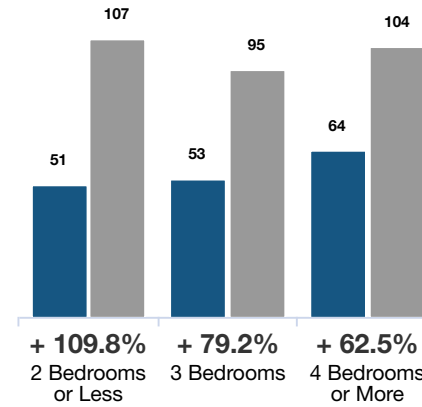
By Price Range

■ 1-2025 ■ 1-2026



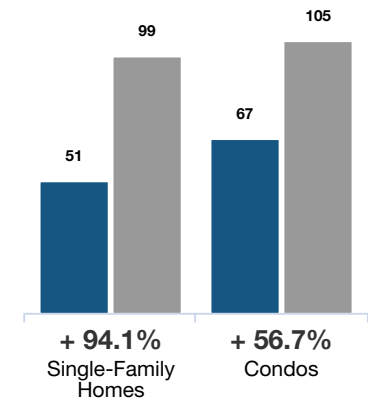
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties				Single-Family Homes			Condos		
By Price Range	1-2025	1-2026	Change	1-2025	1-2026	Change	1-2025	1-2026	Change
\$150,000 and Below	84	118	+ 40.5%	70	98	+ 40.0%	35	62	+ 77.1%
\$150,001 to \$250,000	50	101	+ 102.0%	50	90	+ 80.0%	50	102	+ 104.0%
\$250,001 to \$350,000	65	108	+ 66.2%	45	99	+ 120.0%	82	117	+ 42.7%
\$350,001 to \$500,000	55	105	+ 90.9%	52	101	+ 94.2%	68	120	+ 76.5%
\$500,001 to \$750,000	45	103	+ 128.9%	39	102	+ 161.5%	64	104	+ 62.5%
\$750,001 to \$1,000,000	51	85	+ 66.7%	51	86	+ 68.6%	50	79	+ 58.0%
\$1,000,001 and Above	66	98	+ 48.5%	65	101	+ 55.4%	75	79	+ 5.3%
All Price Ranges	55	101	+ 83.6%	51	99	+ 94.1%	67	105	+ 56.7%
By Bedroom Count	1-2025	1-2026	Change	1-2025	1-2026	Change	1-2025	1-2026	Change
2 Bedrooms or Less	51	107	+ 109.8%	34	98	+ 188.2%	68	112	+ 64.7%
3 Bedrooms	53	95	+ 79.2%	50	96	+ 92.0%	68	92	+ 35.3%
4 Bedrooms or More	64	104	+ 62.5%	64	103	+ 60.9%	54	99	+ 83.3%
All Bedroom Counts	55	101	+ 83.6%	51	99	+ 94.1%	67	105	+ 56.7%

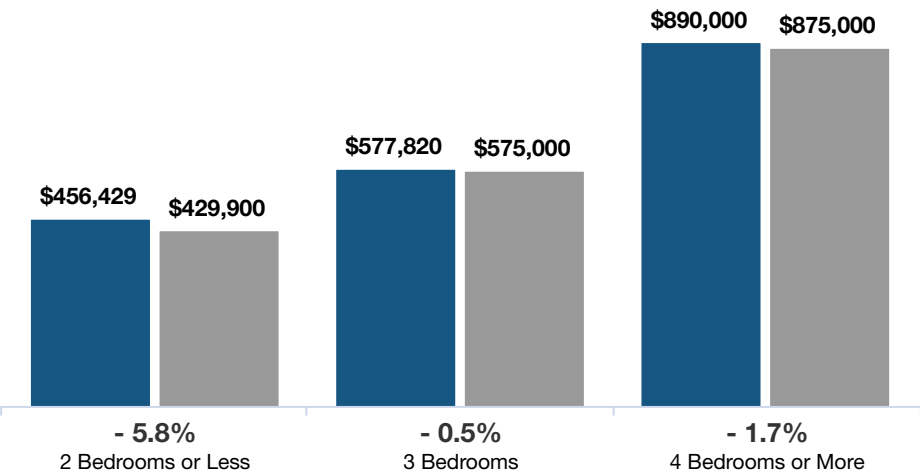
Median Sales Price

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



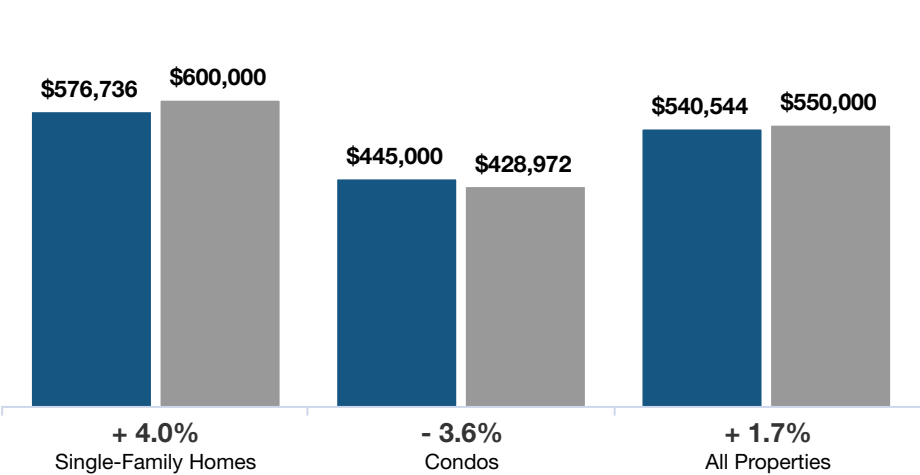
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties			
By Bedroom Count	1-2025	1-2026	Change
2 Bedrooms or Less	\$456,429	\$429,900	- 5.8%
3 Bedrooms	\$577,820	\$575,000	- 0.5%
4 Bedrooms or More	\$890,000	\$875,000	- 1.7%
All Bedroom Counts	\$540,544	\$550,000	+ 1.7%

Single-Family Homes			Condos		
1-2025	1-2026	Change	1-2025	1-2026	Change
\$480,000	\$472,000	- 1.7%	\$385,000	\$368,500	- 4.3%
\$594,950	\$584,250	- 1.8%	\$515,000	\$560,000	+ 8.7%
\$900,000	\$890,250	- 1.1%	\$691,405	\$749,000	+ 8.3%
\$576,736	\$600,000	+ 4.0%	\$445,000	\$428,972	- 3.6%

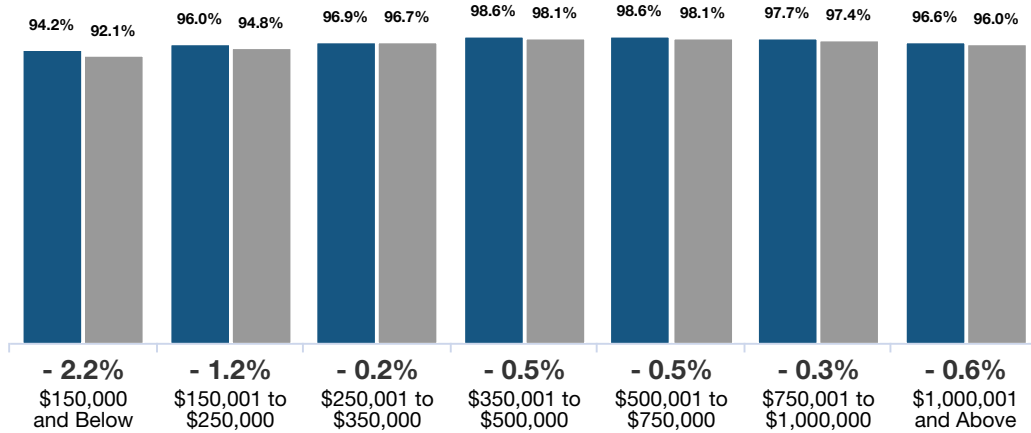
Percent of List Price Received

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.**



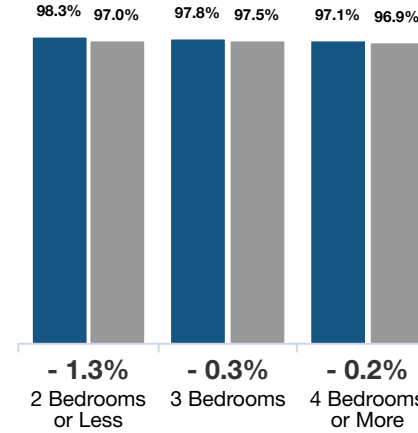
By Price Range

■ 1-2025 ■ 1-2026



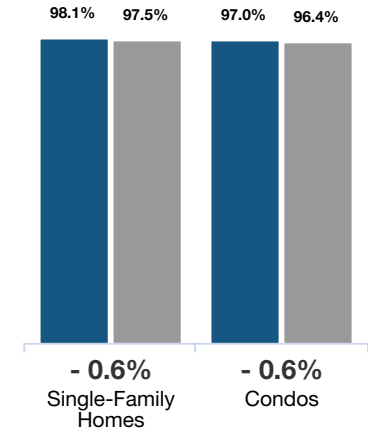
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties				Single-Family Homes			Condos		
By Price Range	1-2025	1-2026	Change	1-2025	1-2026	Change	1-2025	1-2026	Change
\$150,000 and Below	94.2%	92.1%	- 2.2%	96.8%	98.3%	+ 1.5%	95.6%	86.8%	- 9.2%
\$150,001 to \$250,000	96.0%	94.8%	- 1.2%	96.0%	94.8%	- 1.2%	96.0%	94.9%	- 1.1%
\$250,001 to \$350,000	96.9%	96.7%	- 0.2%	97.3%	97.0%	- 0.3%	96.6%	96.4%	- 0.2%
\$350,001 to \$500,000	98.6%	98.1%	- 0.5%	98.9%	98.4%	- 0.5%	97.1%	96.7%	- 0.4%
\$500,001 to \$750,000	98.6%	98.1%	- 0.5%	98.9%	98.4%	- 0.5%	97.3%	97.0%	- 0.3%
\$750,001 to \$1,000,000	97.7%	97.4%	- 0.3%	97.7%	97.5%	- 0.2%	97.8%	97.4%	- 0.4%
\$1,000,001 and Above	96.6%	96.0%	- 0.6%	96.5%	95.9%	- 0.6%	97.7%	96.3%	- 1.4%
All Price Ranges	97.8%	97.2%	- 0.6%	98.1%	97.5%	- 0.6%	97.0%	96.4%	- 0.6%
By Bedroom Count	1-2025	1-2026	Change	1-2025	1-2026	Change	1-2025	1-2026	Change
2 Bedrooms or Less	98.3%	97.0%	- 1.3%	99.7%	98.5%	- 1.2%	96.8%	95.9%	- 0.9%
3 Bedrooms	97.8%	97.5%	- 0.3%	97.9%	97.6%	- 0.3%	97.4%	97.2%	- 0.2%
4 Bedrooms or More	97.1%	96.9%	- 0.2%	97.1%	97.0%	- 0.1%	97.6%	96.6%	- 1.0%
All Bedroom Counts	97.8%	97.2%	- 0.6%	98.1%	97.5%	- 0.6%	97.0%	96.4%	- 0.6%

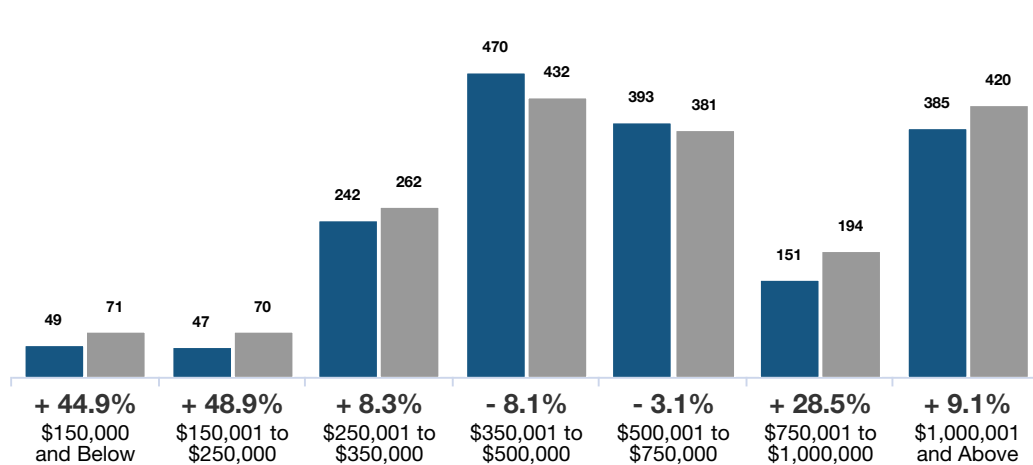
Inventory of Homes for Sale

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



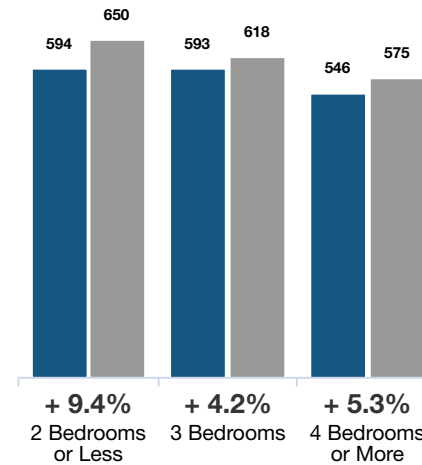
By Price Range

■ 1-2025 ■ 1-2026



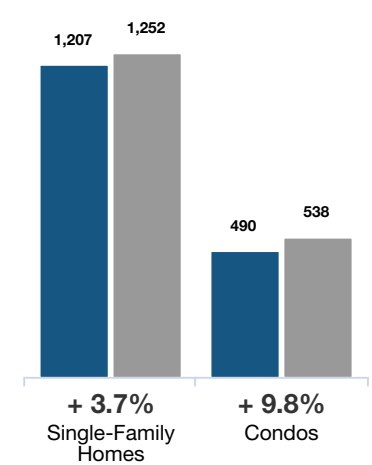
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

By Price Range	1-2025	1-2026	Change
\$150,000 and Below	49	71	+ 44.9%
\$150,001 to \$250,000	47	70	+ 48.9%
\$250,001 to \$350,000	242	262	+ 8.3%
\$350,001 to \$500,000	470	432	- 8.1%
\$500,001 to \$750,000	393	381	- 3.1%
\$750,001 to \$1,000,000	151	194	+ 28.5%
\$1,000,001 and Above	385	420	+ 9.1%
All Price Ranges	1,739	1,847	+ 6.2%

Single-Family Homes

	1-2025	1-2026	Change
2 Bedrooms or Less	9	9	0.0%
3 Bedrooms	15	13	- 13.3%
4 Bedrooms or More	89	100	+ 12.4%
	330	316	- 4.2%
	287	267	- 7.0%
	120	155	+ 29.2%
	355	381	+ 7.3%
All Single-Family Homes	1,207	1,252	+ 3.7%

Condos

	1-2025	1-2026	Change
1 Bedroom	1	7	+ 600.0%
2 Bedrooms	32	57	+ 78.1%
3 Bedrooms	153	161	+ 5.2%
4 Bedrooms or More	140	116	- 17.1%
	104	114	+ 9.6%
	30	38	+ 26.7%
	30	39	+ 30.0%
All Condos	490	538	+ 9.8%

By Bedroom Count

	1-2025	1-2026	Change
2 Bedrooms or Less	594	650	+ 9.4%
3 Bedrooms	593	618	+ 4.2%
4 Bedrooms or More	546	575	+ 5.3%
All Bedroom Counts	1,739	1,847	+ 6.2%

Single-Family Homes

	1-2025	1-2026	Change
2 Bedrooms or Less	209	206	- 1.4%
3 Bedrooms	477	495	+ 3.8%
4 Bedrooms or More	519	547	+ 5.4%
All Single-Family Homes	1,207	1,252	+ 3.7%

Condos

	1-2025	1-2026	Change
1 Bedroom	350	394	+ 12.6%
2 Bedrooms	112	117	+ 4.5%
3 Bedrooms	24	27	+ 12.5%
All Condos	490	538	+ 9.8%

Months Supply of Inventory

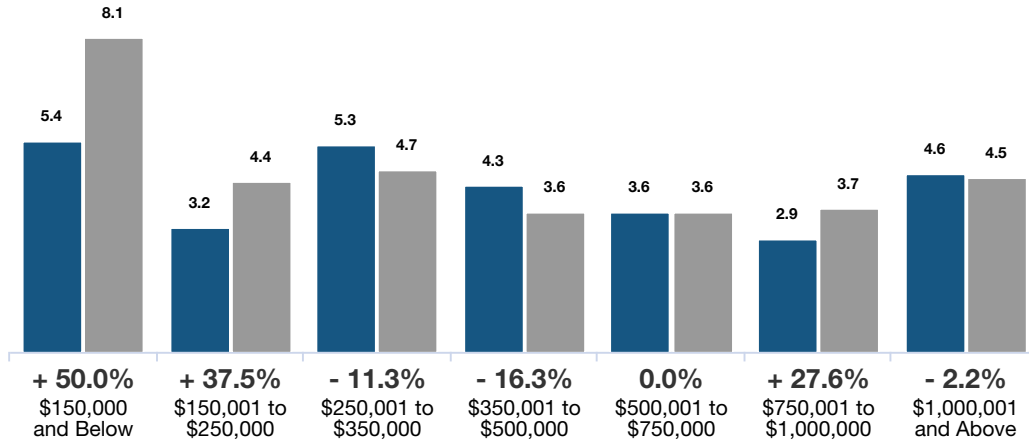
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.



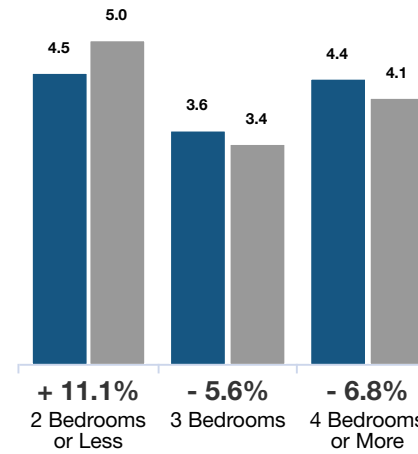
By Price Range

■ 1-2025 ■ 1-2026



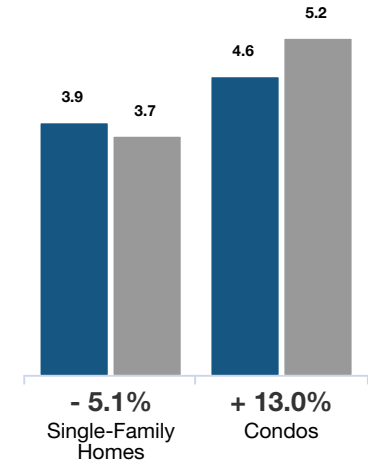
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

By Price Range	1-2025	1-2026	Change
\$150,000 and Below	5.4	8.1	+ 50.0%
\$150,001 to \$250,000	3.2	4.4	+ 37.5%
\$250,001 to \$350,000	5.3	4.7	- 11.3%
\$350,001 to \$500,000	4.3	3.6	- 16.3%
\$500,001 to \$750,000	3.6	3.6	0.0%
\$750,001 to \$1,000,000	2.9	3.7	+ 27.6%
\$1,000,001 and Above	4.6	4.5	- 2.2%
All Price Ranges	4.1	4.1	0.0%

Single-Family Homes

	1-2025	1-2026	Change
2 Bedrooms or Less	3.9	3.8	- 2.6%
3 Bedrooms	3.5	2.8	- 20.0%
4 Bedrooms or More	4.2	3.4	- 19.0%
	3.8	3.2	- 15.8%
	3.6	3.2	- 11.1%
	3.0	3.7	+ 23.3%
	4.7	4.5	- 4.3%
All Single-Family Homes	3.9	3.7	- 5.1%

Condos

	1-2025	1-2026	Change
	0.9	3.1	+ 244.4%
	3.2	5.0	+ 56.2%
	6.2	6.2	0.0%
	5.8	4.9	- 15.5%
	3.8	5.1	+ 34.2%
	2.6	3.6	+ 38.5%
	3.6	4.4	+ 22.2%
All Condos	4.6	5.2	+ 13.0%

By Bedroom Count

	1-2025	1-2026	Change
2 Bedrooms or Less	4.5	5.0	+ 11.1%
3 Bedrooms	3.6	3.4	- 5.6%
4 Bedrooms or More	4.4	4.1	- 6.8%
All Bedroom Counts	4.1	4.1	0.0%

Single-Family Homes

	1-2025	1-2026	Change
2 Bedrooms or Less	3.5	3.5	0.0%
3 Bedrooms	3.6	3.4	- 5.6%
4 Bedrooms or More	4.4	4.0	- 9.1%
All Single-Family Homes	3.9	3.7	- 5.1%

Condos

	1-2025	1-2026	Change
	5.1	5.7	+ 11.8%
	3.5	3.9	+ 11.4%
	3.8	5.1	+ 34.2%
All Condos	4.6	5.2	+ 13.0%