

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%

Price Range with
Strongest Sales:
\$250,001 to \$350,000

+ 14.0%

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

+ 10.6%

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 |



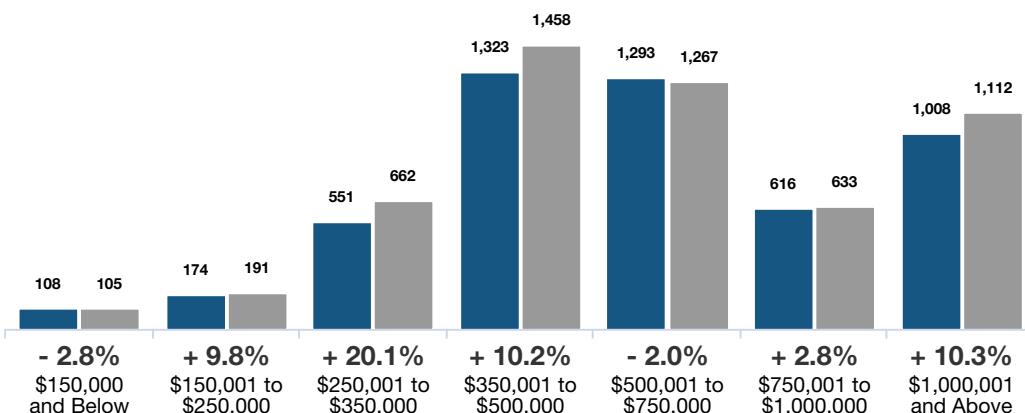
Pending Sales

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



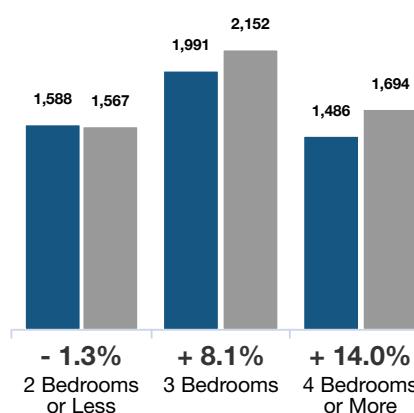
By Price Range

■ 1-2025 ■ 1-2026



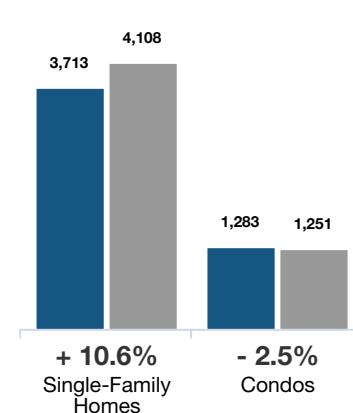
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

| By Price Range | 1-2025 | 1-2026 | Change |
|--------------------------|--------------|--------------|---------------|
| \$150,000 and Below | 108 | 105 | - 2.8% |
| \$150,001 to \$250,000 | 174 | 191 | + 9.8% |
| \$250,001 to \$350,000 | 551 | 662 | + 20.1% |
| \$350,001 to \$500,000 | 1,323 | 1,458 | + 10.2% |
| \$500,001 to \$750,000 | 1,293 | 1,267 | - 2.0% |
| \$750,001 to \$1,000,000 | 616 | 633 | + 2.8% |
| \$1,000,001 and Above | 1,008 | 1,112 | + 10.3% |
| All Price Ranges | 5,073 | 5,428 | + 7.0% |

Single-Family Homes

| By Price Range | 1-2025 | 1-2026 | Change | 1-2025 | 1-2026 | Change |
|--------------------------|--------------|--------------|----------------|--------------|--------------|---------------|
| \$150,000 and Below | 28 | 26 | - 7.1% | 7 | 16 | + 128.6% |
| \$150,001 to \$250,000 | 51 | 52 | + 2.0% | 121 | 137 | + 13.2% |
| \$250,001 to \$350,000 | 254 | 348 | + 37.0% | 297 | 314 | + 5.7% |
| \$350,001 to \$500,000 | 1,032 | 1,174 | + 13.8% | 290 | 284 | - 2.1% |
| \$500,001 to \$750,000 | 966 | 997 | + 3.2% | 326 | 268 | - 17.8% |
| \$750,001 to \$1,000,000 | 475 | 506 | + 6.5% | 141 | 125 | - 11.3% |
| \$1,000,001 and Above | 907 | 1,005 | + 10.8% | 101 | 107 | + 5.9% |
| All Price Ranges | 3,713 | 4,108 | + 10.6% | 1,283 | 1,251 | - 2.5% |

| By Bedroom Count | 1-2025 | 1-2026 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 1,588 | 1,567 | - 1.3% |
| 3 Bedrooms | 1,991 | 2,152 | + 8.1% |
| 4 Bedrooms or More | 1,486 | 1,694 | + 14.0% |
| All Bedroom Counts | 5,073 | 5,428 | + 7.0% |

| By Price Range | 1-2025 | 1-2026 | Change | 1-2025 | 1-2026 | Change |
|-------------------------|--------------|--------------|----------------|--------------|--------------|---------------|
| \$150,000 and Below | 713 | 700 | - 1.8% | 823 | 823 | 0.0% |
| \$150,001 to \$250,000 | 1,591 | 1,771 | + 11.3% | 379 | 359 | - 5.3% |
| \$250,001 to \$350,000 | 1,407 | 1,628 | + 15.7% | 76 | 63 | - 17.1% |
| All Price Ranges | 3,713 | 4,108 | + 10.6% | 1,283 | 1,251 | - 2.5% |

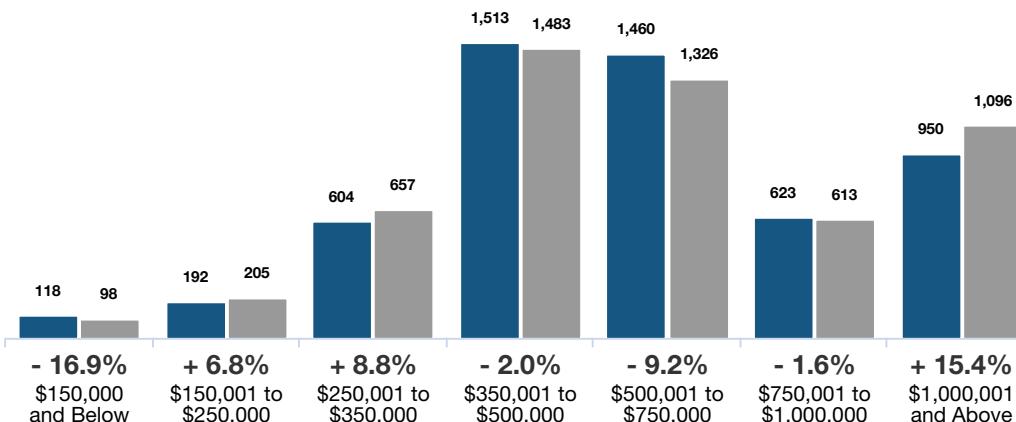
Closed Sales

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



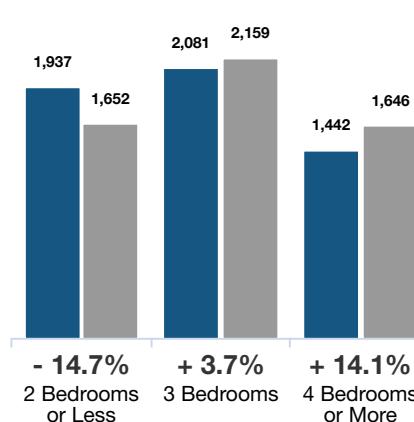
By Price Range

■ 1-2025 ■ 1-2026



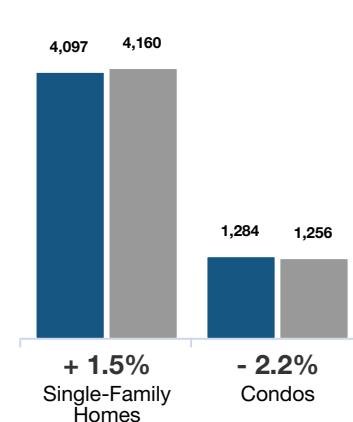
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

| By Price Range | 1-2025 | 1-2026 | Change |
|--------------------------|--------------|--------------|--------------|
| \$150,000 and Below | 118 | 98 | -16.9% |
| \$150,001 to \$250,000 | 192 | 205 | +6.8% |
| \$250,001 to \$350,000 | 604 | 657 | +8.8% |
| \$350,001 to \$500,000 | 1,513 | 1,483 | -2.0% |
| \$500,001 to \$750,000 | 1,460 | 1,326 | -9.2% |
| \$750,001 to \$1,000,000 | 623 | 613 | -1.6% |
| \$1,000,001 and Above | 950 | 1,096 | +15.4% |
| All Price Ranges | 5,460 | 5,478 | +0.3% |

Single-Family Homes

| By Bedroom Count | 1-2025 | 1-2026 | Change | 1-2025 | 1-2026 | Change |
|---------------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 2 Bedrooms or Less | 1,937 | 1,652 | -14.7% | 32 | 26 | -18.8% |
| 3 Bedrooms | 2,081 | 2,159 | +3.7% | 49 | 54 | +10.2% |
| 4 Bedrooms or More | 1,442 | 1,646 | +14.1% | 1,244 | 1,205 | -3.1% |
| All Bedroom Counts | 5,460 | 5,478 | +0.3% | 4,097 | 4,160 | +1.5% |

Condos

| By Bedroom Count | 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% |
| 3 Bedrooms | 2,081 | 2,159 | +3.7% | 1,669 | 1,782 | +6.8% |
| 4 Bedrooms or More | 1,442 | 1,646 | +14.1% | 1,379 | 1,572 | +14.0% |
| All Bedroom Counts | 5,460 | 5,478 | +0.3% | 4,097 | 4,160 | +1.5% |

Days On Market Until Sale

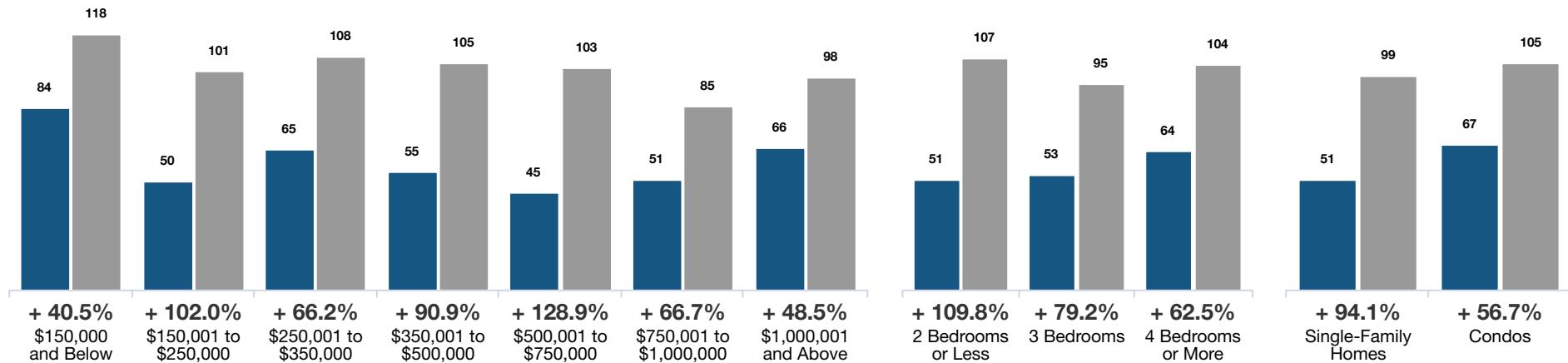
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



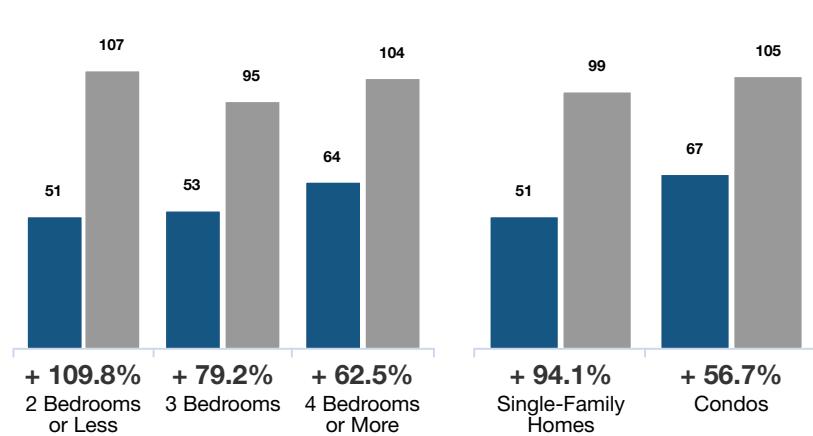
By Price Range

■ 1-2025 ■ 1-2026



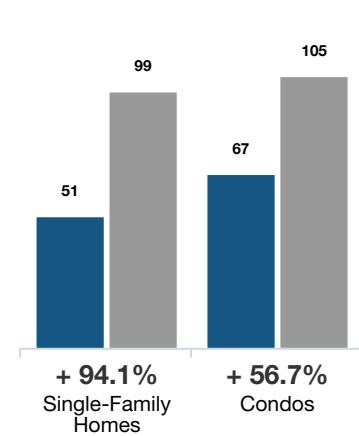
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

| By Price Range | 1-2025 | 1-2026 | Change |
|--------------------------|--------|--------|----------|
| \$150,000 and Below | 84 | 118 | + 40.5% |
| \$150,001 to \$250,000 | 50 | 101 | + 102.0% |
| \$250,001 to \$350,000 | 65 | 108 | + 66.2% |
| \$350,001 to \$500,000 | 55 | 105 | + 90.9% |
| \$500,001 to \$750,000 | 45 | 103 | + 128.9% |
| \$750,001 to \$1,000,000 | 51 | 85 | + 66.7% |
| \$1,000,001 and Above | 66 | 98 | + 48.5% |
| All Price Ranges | 55 | 101 | + 83.6% |

Single-Family Homes

| By Bedroom Count | 1-2025 | 1-2026 | Change | 1-2025 | 1-2026 | Change |
|--------------------|--------|--------|----------|--------|--------|----------|
| 2 Bedrooms or Less | 70 | 98 | + 40.0% | 35 | 62 | + 77.1% |
| 3 Bedrooms | 50 | 90 | + 80.0% | 50 | 102 | + 104.0% |
| 4 Bedrooms or More | 45 | 99 | + 120.0% | 82 | 117 | + 42.7% |
| All Bedroom Counts | 52 | 101 | + 94.2% | 68 | 120 | + 76.5% |
| 2 Bedrooms or Less | 39 | 102 | + 161.5% | 64 | 104 | + 62.5% |
| 3 Bedrooms | 51 | 86 | + 68.6% | 50 | 79 | + 58.0% |
| 4 Bedrooms or More | 65 | 101 | + 55.4% | 75 | 79 | + 5.3% |
| All Bedroom Counts | 51 | 99 | + 94.1% | 67 | 105 | + 56.7% |

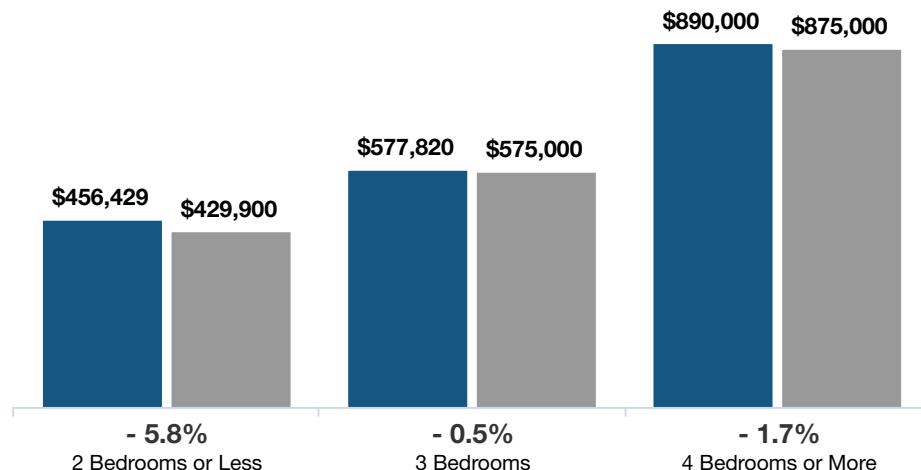
Median Sales Price

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



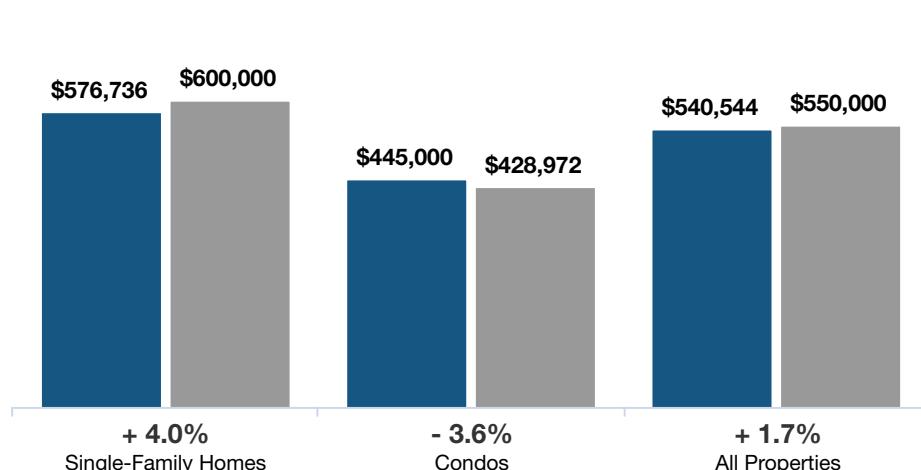
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



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% |

All Properties

Single-Family Homes

Condos

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

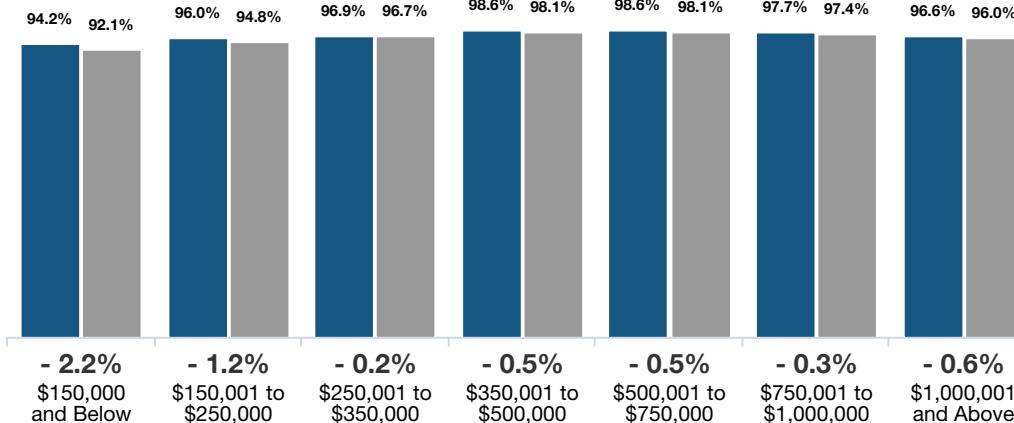
Percent of List Price Received

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.**



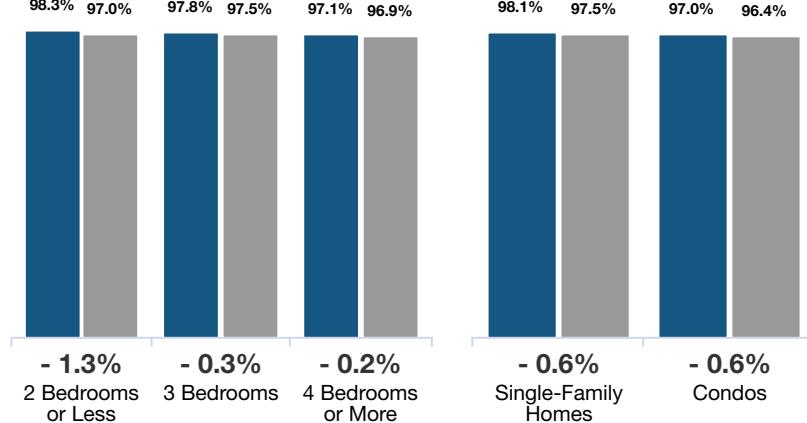
By Price Range

■ 1-2025 ■ 1-2026



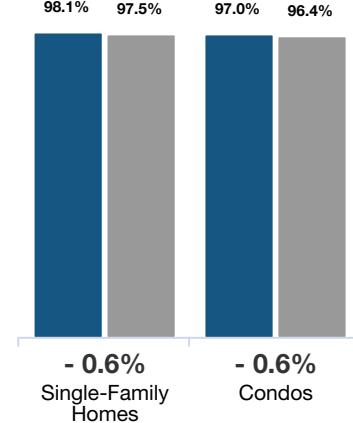
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

| By Price Range | 1-2025 | 1-2026 | Change |
|--------------------------|--------|--------|--------|
| \$150,000 and Below | 94.2% | 92.1% | - 2.2% |
| \$150,001 to \$250,000 | 96.0% | 94.8% | - 1.2% |
| \$250,001 to \$350,000 | 96.9% | 96.7% | - 0.2% |
| \$350,001 to \$500,000 | 98.6% | 98.1% | - 0.5% |
| \$500,001 to \$750,000 | 98.6% | 98.1% | - 0.5% |
| \$750,001 to \$1,000,000 | 97.7% | 97.4% | - 0.3% |
| \$1,000,001 and Above | 96.6% | 96.0% | - 0.6% |
| All Price Ranges | 97.8% | 97.2% | - 0.6% |

Single-Family Homes

| By Bedroom Count | 1-2025 | 1-2026 | Change | 1-2025 | 1-2026 | Change |
|--------------------|--------|--------|--------|--------|--------|--------|
| 2 Bedrooms or Less | 96.8% | 98.3% | + 1.5% | 95.6% | 86.8% | - 9.2% |
| 3 Bedrooms | 96.0% | 94.8% | - 1.2% | 96.0% | 94.9% | - 1.1% |
| 4 Bedrooms or More | 97.3% | 97.0% | - 0.3% | 96.6% | 96.4% | - 0.2% |
| All Bedroom Counts | 98.1% | 97.5% | - 0.6% | 97.0% | 96.7% | - 0.3% |

| By Bedroom Count | 1-2025 | 1-2026 | Change |
|--------------------|--------|--------|--------|
| 2 Bedrooms or Less | 98.3% | 97.0% | - 1.3% |
| 3 Bedrooms | 97.8% | 97.5% | - 0.3% |
| 4 Bedrooms or More | 97.1% | 96.9% | - 0.2% |
| All Bedroom Counts | 97.8% | 97.2% | - 0.6% |

| By Bedroom Count | 1-2025 | 1-2026 | Change | 1-2025 | 1-2026 | Change |
|--------------------|--------|--------|--------|--------|--------|--------|
| 2 Bedrooms or Less | 99.7% | 98.5% | - 1.2% | 96.8% | 95.9% | - 0.9% |
| 3 Bedrooms | 97.9% | 97.6% | - 0.3% | 97.4% | 97.2% | - 0.2% |
| 4 Bedrooms or More | 97.1% | 97.0% | - 0.1% | 97.6% | 96.6% | - 1.0% |
| All Bedroom Counts | 98.1% | 97.5% | - 0.6% | 97.0% | 96.4% | - 0.6% |

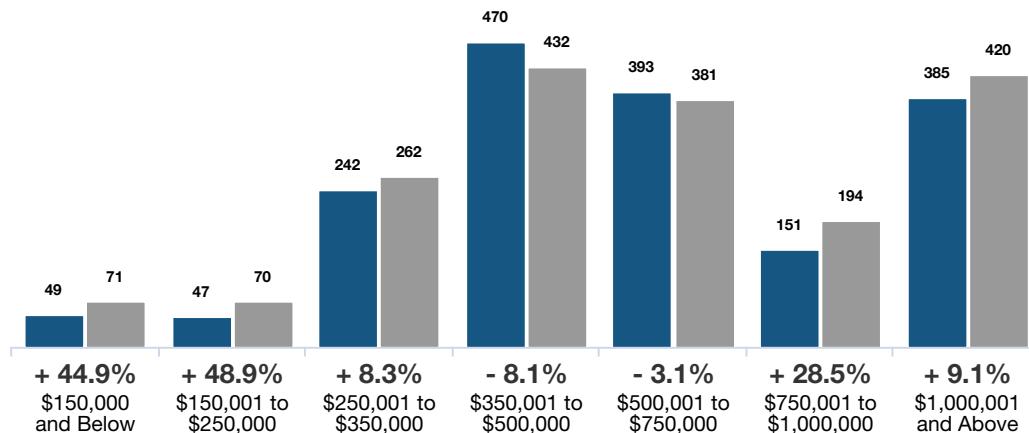
Inventory of Homes for Sale

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



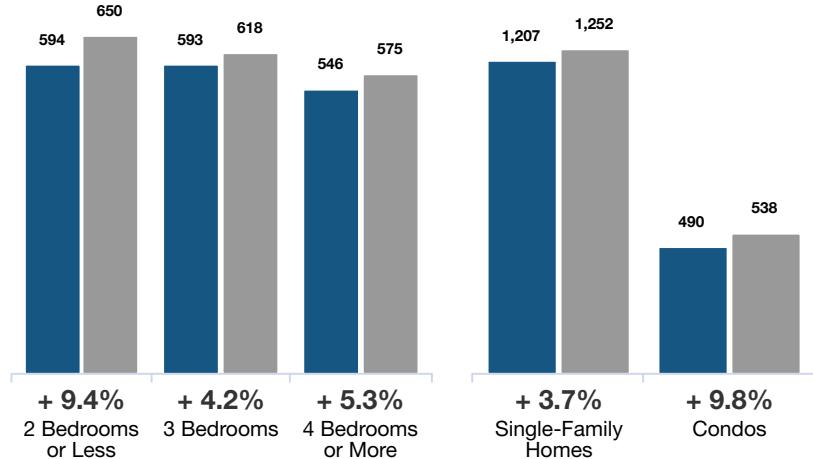
By Price Range

■ 1-2025 ■ 1-2026



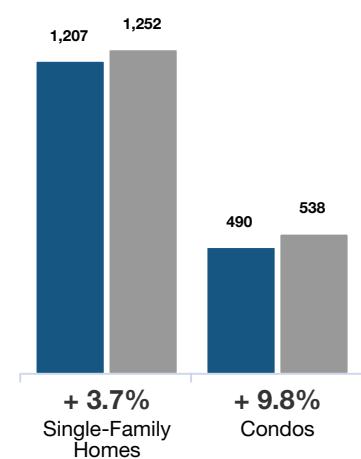
By Bedroom Count

■ 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

| By Bedroom Count | 1-2025 | 1-2026 | Change | 1-2025 | 1-2026 | Change |
|---------------------------|--------------|--------------|---------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 594 | 650 | + 9.4% | 9 | 9 | 0.0% |
| 3 Bedrooms | 593 | 618 | + 4.2% | 15 | 13 | - 13.3% |
| 4 Bedrooms or More | 546 | 575 | + 5.3% | 330 | 316 | - 4.2% |
| All Bedroom Counts | 1,739 | 1,847 | + 6.2% | 1,207 | 1,252 | + 3.7% |

Condos

| By Bedroom Count | 1-2025 | 1-2026 | Change | 1-2025 | 1-2026 | Change |
|---------------------------|------------|------------|---------------|------------|------------|---------------|
| 2 Bedrooms or Less | 594 | 650 | + 9.4% | 209 | 206 | - 1.4% |
| 3 Bedrooms | 477 | 495 | + 3.8% | 477 | 495 | + 3.8% |
| 4 Bedrooms or More | 519 | 547 | + 5.4% | 519 | 547 | + 5.4% |
| All Bedroom Counts | 490 | 538 | + 9.8% | 490 | 538 | + 9.8% |

Months Supply of Inventory

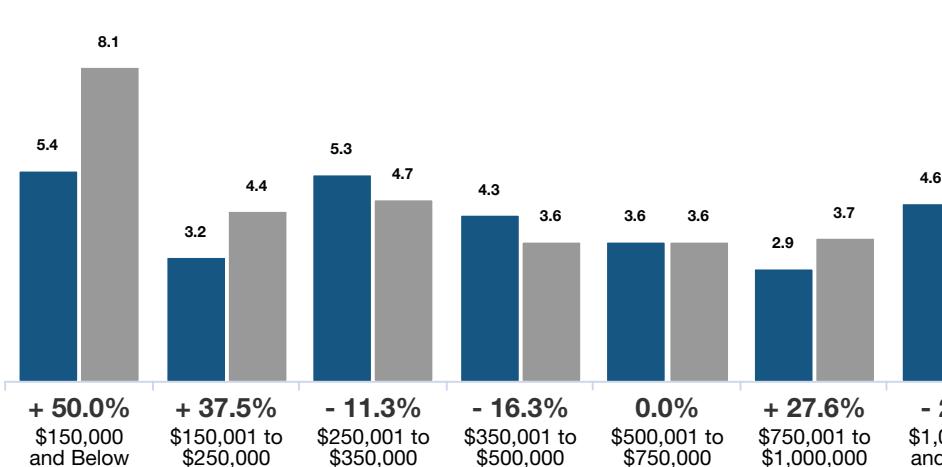
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.



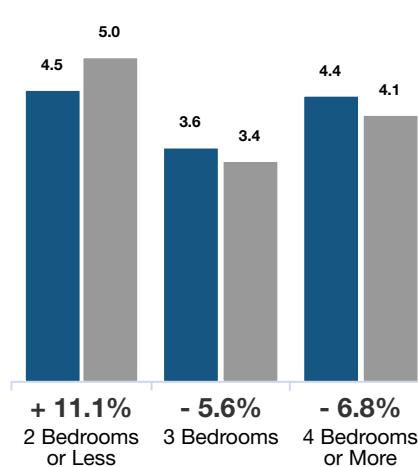
By Price Range

■ 1-2025 ■ 1-2026



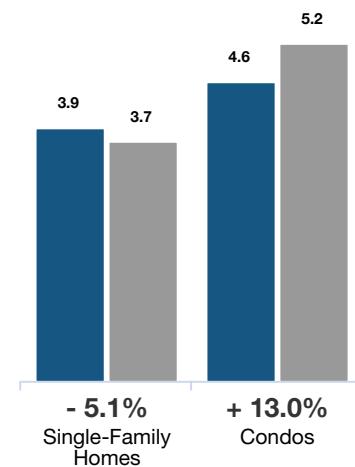
By Bedroom Count

■ 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

| By Price Range | 1-2025 | 1-2026 | Change | 1-2025 | 1-2026 | Change |
|--------------------------|--------|--------|---------|--------|--------|----------|
| \$150,000 and Below | 3.9 | 3.8 | - 2.6% | 0.9 | 3.1 | + 244.4% |
| \$150,001 to \$250,000 | 3.5 | 2.8 | - 20.0% | 3.2 | 5.0 | + 56.2% |
| \$250,001 to \$350,000 | 4.2 | 3.4 | - 19.0% | 6.2 | 6.2 | 0.0% |
| \$350,001 to \$500,000 | 3.8 | 3.2 | - 15.8% | 5.8 | 4.9 | - 15.5% |
| \$500,001 to \$750,000 | 3.6 | 3.2 | - 11.1% | 3.8 | 5.1 | + 34.2% |
| \$750,001 to \$1,000,000 | 3.0 | 3.7 | + 23.3% | 2.6 | 3.6 | + 38.5% |
| \$1,000,001 and Above | 4.7 | 4.5 | - 4.3% | 3.6 | 4.4 | + 22.2% |
| All Price Ranges | 3.9 | 3.7 | - 5.1% | 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% |

| By Bedroom Count | 1-2025 | 1-2026 | Change | 1-2025 | 1-2026 | Change |
|--------------------|--------|--------|--------|--------|--------|---------|
| 2 Bedrooms or Less | 3.5 | 3.5 | 0.0% | 5.1 | 5.7 | + 11.8% |
| 3 Bedrooms | 3.6 | 3.4 | - 5.6% | 3.5 | 3.9 | + 11.4% |
| 4 Bedrooms or More | 4.4 | 4.0 | - 9.1% | 3.8 | 5.1 | + 34.2% |
| All Bedroom Counts | 3.9 | 3.7 | - 5.1% | 4.6 | 5.2 | + 13.0% |