

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## April 2026

Nationally, pending home sales rose 1.5% month-over-month, exceeding economists' expectations and marking the second consecutive monthly increase, according to the National Association of REALTORS®. Contract signings advanced in the South and Northeast but declined in the Midwest and West. Year-over-year, pending home sales were higher in the South but lower in the Northeast, Midwest, and West. For the 12-month period spanning May 2025 through April 2026, Pending Sales in the Hilton Head Association of REALTORS® region were up 10.1 percent overall. The price range with the largest pending sales gain was the \$250,001 to \$350,000 range, where sales increased 34.8 percent.

The overall Median Sales Price softened 0.4 percent to \$547,750. The property type with the largest gain was the Single-Family Homes segment, where prices improved 2.7 percent to \$605,000. The price range that tended to sell the quickest was the \$750,001 to \$1,000,000 range at 98 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 151 days.

Market-wide, inventory levels dropped 4.6 percent. The property type with the smallest loss was the Single-Family Homes segment, where the number of properties for sale decreased 4.3 percent. That amounts to 4.2 months of inventory for Single-Family Homes and 5.6 months of inventory for Condos.

## Quick Facts

**+ 34.8%**

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

**+ 14.6%**

Bedroom Count with  
Strongest Sales:  
**4 Bedrooms or More**

**+ 11.7%**

Property Type With  
Strongest Sales:  
**Single-Family Homes**

Pending Sales	<b>2</b>
Closed Sales	<b>3</b>
Days On Market Until Sale	<b>4</b>
Median Sales Price	<b>5</b>
Percent of List Price Received	<b>6</b>
Inventory of Homes for Sale	<b>7</b>
Months Supply of Inventory	<b>8</b>



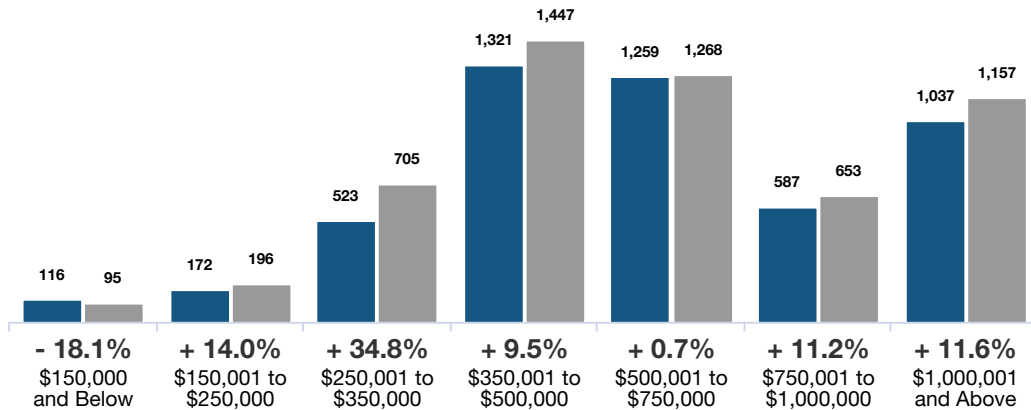
# Pending Sales

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



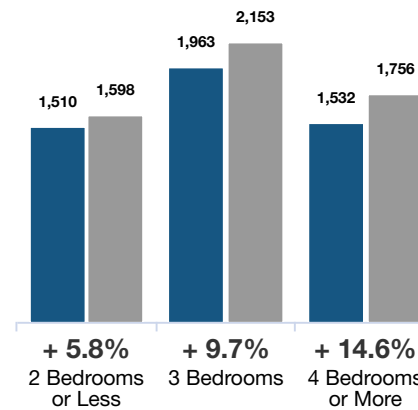
## By Price Range

■ 4-2025 ■ 4-2026



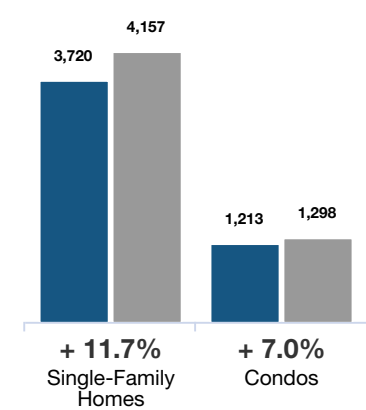
## By Bedroom Count

■ 4-2025 ■ 4-2026



## By Property Type

■ 4-2025 ■ 4-2026



	All Properties			Single-Family Homes			Condos		
By Price Range	4-2025	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
\$150,000 and Below	116	95	- 18.1%	30	21	- 30.0%	8	15	+ 87.5%
\$150,001 to \$250,000	172	196	+ 14.0%	58	42	- 27.6%	112	152	+ 35.7%
\$250,001 to \$350,000	523	705	+ 34.8%	251	378	+ 50.6%	272	326	+ 19.9%
\$350,001 to \$500,000	1,321	1,447	+ 9.5%	1,036	1,167	+ 12.6%	284	280	- 1.4%
\$500,001 to \$750,000	1,259	1,268	+ 0.7%	963	981	+ 1.9%	296	285	- 3.7%
\$750,001 to \$1,000,000	587	653	+ 11.2%	449	524	+ 16.7%	137	127	- 7.3%
\$1,000,001 and Above	1,037	1,157	+ 11.6%	933	1,044	+ 11.9%	104	113	+ 8.7%
<b>All Price Ranges</b>	<b>5,015</b>	<b>5,521</b>	<b>+ 10.1%</b>	<b>3,720</b>	<b>4,157</b>	<b>+ 11.7%</b>	<b>1,213</b>	<b>1,298</b>	<b>+ 7.0%</b>
By Bedroom Count	4-2025	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
2 Bedrooms or Less	1,510	1,598	+ 5.8%	701	682	- 2.7%	755	875	+ 15.9%
3 Bedrooms	1,963	2,153	+ 9.7%	1,570	1,773	+ 12.9%	368	359	- 2.4%
4 Bedrooms or More	1,532	1,756	+ 14.6%	1,446	1,693	+ 17.1%	84	59	- 29.8%
<b>All Bedroom Counts</b>	<b>5,015</b>	<b>5,521</b>	<b>+ 10.1%</b>	<b>3,720</b>	<b>4,157</b>	<b>+ 11.7%</b>	<b>1,213</b>	<b>1,298</b>	<b>+ 7.0%</b>

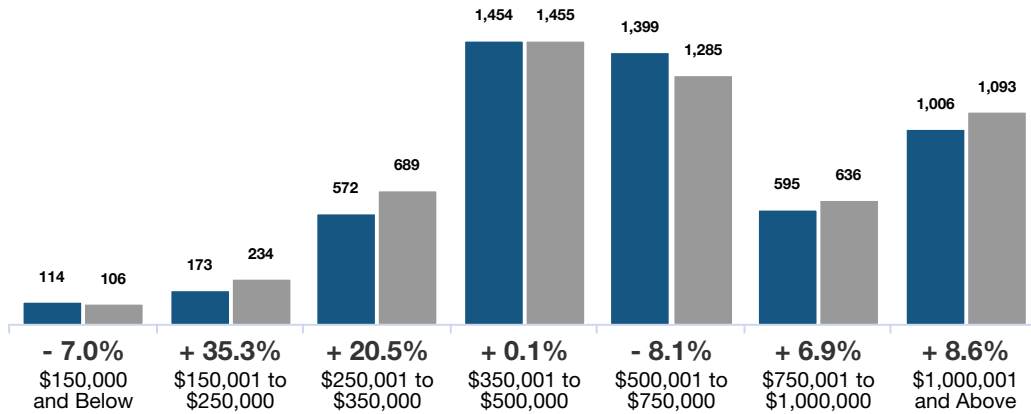
# Closed Sales

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



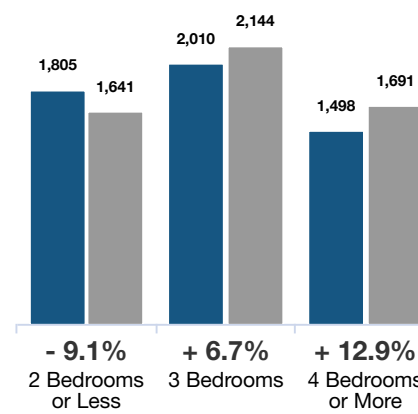
## By Price Range

■ 4-2025 ■ 4-2026



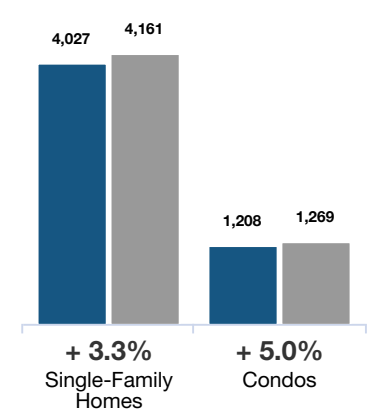
## By Bedroom Count

■ 4-2025 ■ 4-2026



## By Property Type

■ 4-2025 ■ 4-2026



### All Properties

By Price Range	4-2025	4-2026	Change
\$150,000 and Below	114	106	- 7.0%
\$150,001 to \$250,000	173	234	+ 35.3%
\$250,001 to \$350,000	572	689	+ 20.5%
\$350,001 to \$500,000	1,454	1,455	+ 0.1%
\$500,001 to \$750,000	1,399	1,285	- 8.1%
\$750,001 to \$1,000,000	595	636	+ 6.9%
\$1,000,001 and Above	1,006	1,093	+ 8.6%
<b>All Price Ranges</b>	<b>5,313</b>	<b>5,498</b>	<b>+ 3.5%</b>

### Single-Family Homes

By Bedroom Count	4-2025	4-2026	Change
2 Bedrooms or Less	31	24	- 22.6%
3 Bedrooms	50	52	+ 4.0%
4 Bedrooms or More	271	384	+ 41.7%
Single-Family Homes	1,199	1,180	- 1.6%
Condos	255	274	+ 7.5%
Single-Family Homes	1,109	1,014	- 8.6%
Condos	290	269	- 7.2%
Single-Family Homes	468	510	+ 9.0%
Condos	126	124	- 1.6%
Single-Family Homes	899	997	+ 10.9%
Condos	107	96	- 10.3%
<b>All Single-Family Homes</b>	<b>4,027</b>	<b>4,161</b>	<b>+ 3.3%</b>
<b>All Condos</b>	<b>1,208</b>	<b>1,269</b>	<b>+ 5.0%</b>

### Condos

By Bedroom Count	4-2025	4-2026	Change
2 Bedrooms or Less	1,805	1,641	- 9.1%
3 Bedrooms	2,010	2,144	+ 6.7%
4 Bedrooms or More	1,498	1,691	+ 12.9%
<b>All Bedroom Counts</b>	<b>5,313</b>	<b>5,498</b>	<b>+ 3.5%</b>

By Price Range	4-2025	4-2026	Change
\$150,000 and Below	7	20	+ 185.7%
\$150,001 to \$250,000	122	181	+ 48.4%
\$250,001 to \$350,000	301	305	+ 1.3%
\$350,001 to \$500,000	255	274	+ 7.5%
\$500,001 to \$750,000	290	269	- 7.2%
\$750,001 to \$1,000,000	126	124	- 1.6%
\$1,000,001 and Above	107	96	- 10.3%
<b>All Price Ranges</b>	<b>1,208</b>	<b>1,269</b>	<b>+ 5.0%</b>

# Days On Market Until Sale

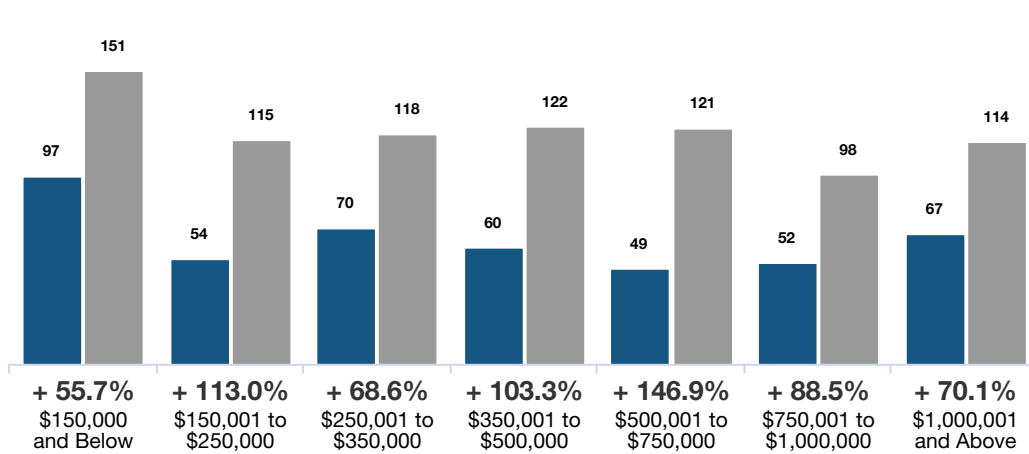
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



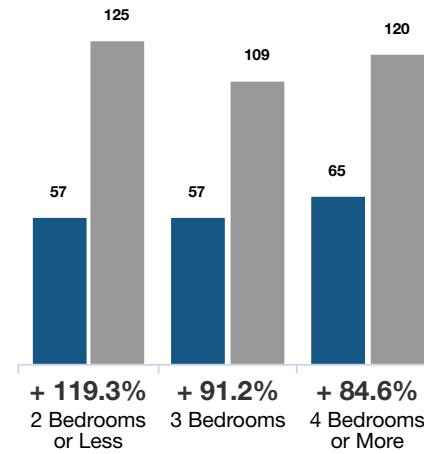
## By Price Range

■ 4-2025 ■ 4-2026



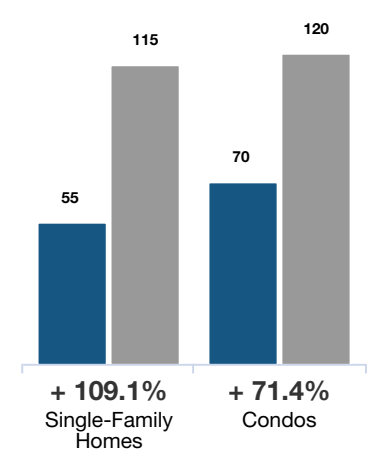
## By Bedroom Count

■ 4-2025 ■ 4-2026



## By Property Type

■ 4-2025 ■ 4-2026



	All Properties			Single-Family Homes			Condos		
By Price Range	4-2025	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
\$150,000 and Below	97	151	+ 55.7%	61	140	+ 129.5%	33	74	+ 124.2%
\$150,001 to \$250,000	54	115	+ 113.0%	64	87	+ 35.9%	45	123	+ 173.3%
\$250,001 to \$350,000	70	118	+ 68.6%	54	110	+ 103.7%	83	127	+ 53.0%
\$350,001 to \$500,000	60	122	+ 103.3%	57	119	+ 108.8%	72	137	+ 90.3%
\$500,001 to \$750,000	49	121	+ 146.9%	43	120	+ 179.1%	71	121	+ 70.4%
\$750,001 to \$1,000,000	52	98	+ 88.5%	52	100	+ 92.3%	52	89	+ 71.2%
\$1,000,001 and Above	67	114	+ 70.1%	66	115	+ 74.2%	74	95	+ 28.4%
<b>All Price Ranges</b>	<b>59</b>	<b>117</b>	<b>+ 98.3%</b>	<b>55</b>	<b>115</b>	<b>+ 109.1%</b>	<b>70</b>	<b>120</b>	<b>+ 71.4%</b>
By Bedroom Count	4-2025	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
2 Bedrooms or Less	57	125	+ 119.3%	40	120	+ 200.0%	73	124	+ 69.9%
3 Bedrooms	57	109	+ 91.2%	54	109	+ 101.9%	66	113	+ 71.2%
4 Bedrooms or More	65	120	+ 84.6%	65	120	+ 84.6%	54	116	+ 114.8%
<b>All Bedroom Counts</b>	<b>59</b>	<b>117</b>	<b>+ 98.3%</b>	<b>55</b>	<b>115</b>	<b>+ 109.1%</b>	<b>70</b>	<b>120</b>	<b>+ 71.4%</b>

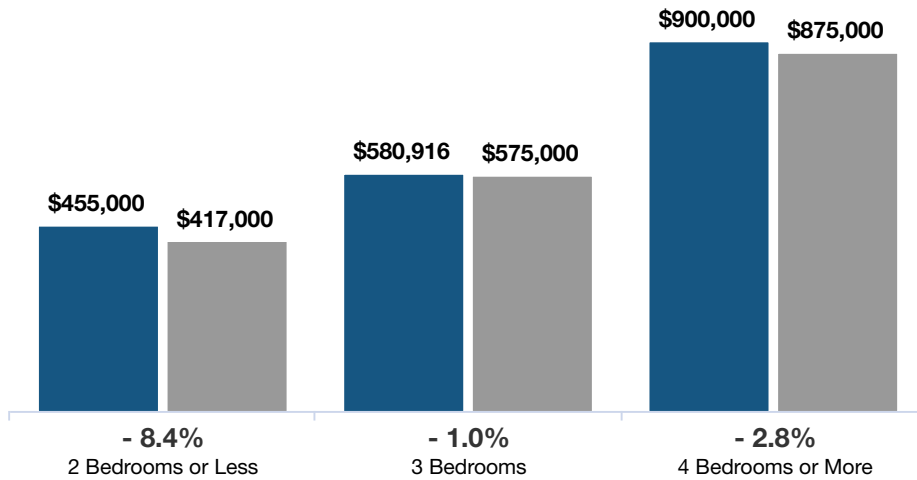
# Median Sales Price



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

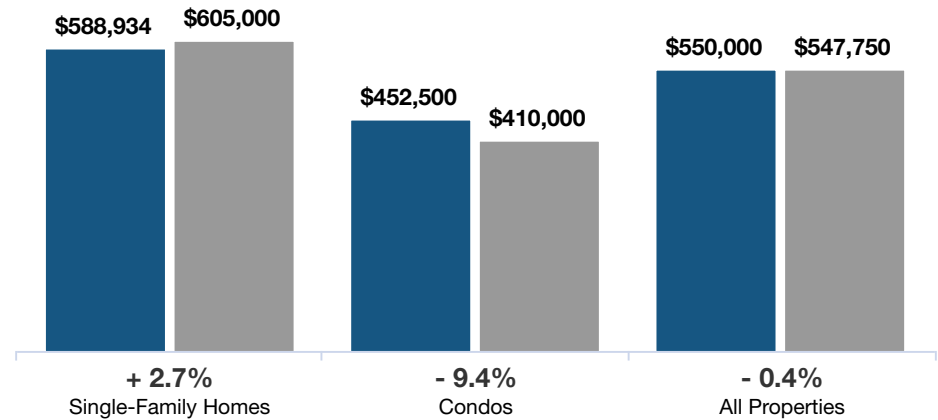
## By Bedroom Count

■ 4-2025 ■ 4-2026



## By Property Type

■ 4-2025 ■ 4-2026



### All Properties

#### By Bedroom Count

	4-2025	4-2026	Change
2 Bedrooms or Less	\$455,000	\$417,000	- 8.4%
3 Bedrooms	\$580,916	\$575,000	- 1.0%
4 Bedrooms or More	\$900,000	\$875,000	- 2.8%
<b>All Bedroom Counts</b>	<b>\$550,000</b>	<b>\$547,750</b>	<b>- 0.4%</b>

### Single-Family Homes

	4-2025	4-2026	Change
Single-Family Homes	\$480,000	\$462,000	- 3.8%
Single-Family Homes	\$599,900	\$584,592	- 2.6%
Single-Family Homes	\$920,000	\$879,950	- 4.4%
<b>Single-Family Homes</b>	<b>\$588,934</b>	<b>\$605,000</b>	<b>+ 2.7%</b>

### Condos

	4-2025	4-2026	Change
Condos	\$390,000	\$358,000	- 8.2%
Condos	\$525,000	\$550,000	+ 4.8%
Condos	\$715,000	\$749,000	+ 4.8%
<b>Condos</b>	<b>\$452,500</b>	<b>\$410,000</b>	<b>- 9.4%</b>

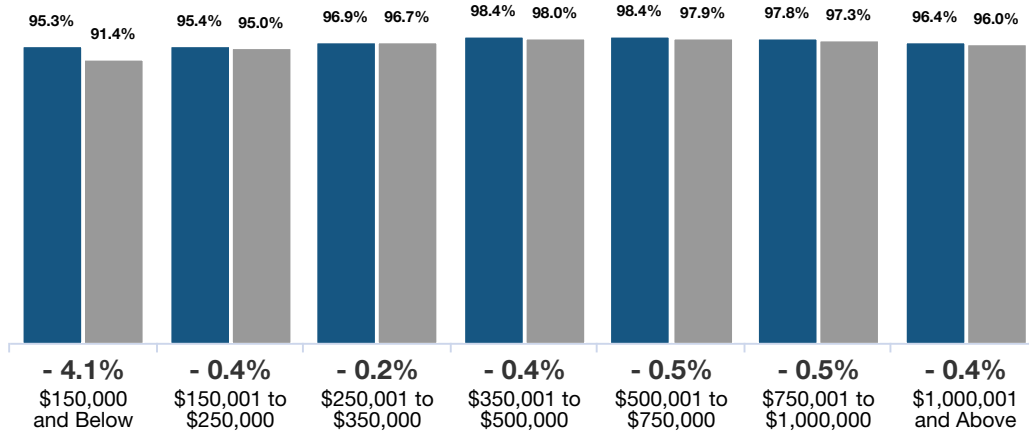
# Percent of List Price Received



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.**

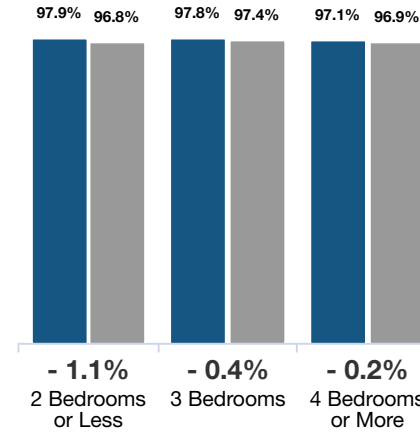
## By Price Range

■ 4-2025 ■ 4-2026



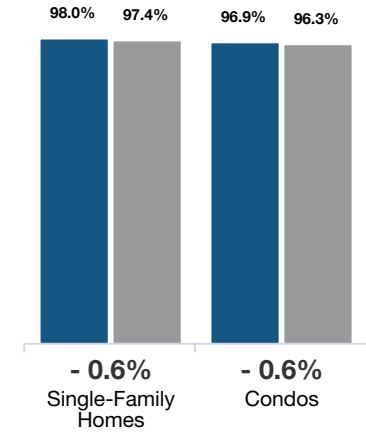
## By Bedroom Count

■ 4-2025 ■ 4-2026



## By Property Type

■ 4-2025 ■ 4-2026



	All Properties			Single-Family Homes			Condos		
By Price Range	4-2025	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
\$150,000 and Below	95.3%	91.4%	- 4.1%	103.7%	92.8%	- 10.5%	94.8%	87.7%	- 7.5%
\$150,001 to \$250,000	95.4%	95.0%	- 0.4%	95.0%	95.4%	+ 0.4%	95.6%	94.9%	- 0.7%
\$250,001 to \$350,000	96.9%	96.7%	- 0.2%	97.2%	97.0%	- 0.2%	96.6%	96.3%	- 0.3%
\$350,001 to \$500,000	98.4%	98.0%	- 0.4%	98.7%	98.3%	- 0.4%	97.1%	96.6%	- 0.5%
\$500,001 to \$750,000	98.4%	97.9%	- 0.5%	98.8%	98.2%	- 0.6%	97.0%	97.0%	0.0%
\$750,001 to \$1,000,000	97.8%	97.3%	- 0.5%	97.8%	97.3%	- 0.5%	97.8%	97.5%	- 0.3%
\$1,000,001 and Above	96.4%	96.0%	- 0.4%	96.3%	96.0%	- 0.3%	97.8%	96.0%	- 1.8%
<b>All Price Ranges</b>	<b>97.6%</b>	<b>97.1%</b>	<b>- 0.5%</b>	<b>98.0%</b>	<b>97.4%</b>	<b>- 0.6%</b>	<b>96.9%</b>	<b>96.3%</b>	<b>- 0.6%</b>
By Bedroom Count	4-2025	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
2 Bedrooms or Less	97.9%	96.8%	- 1.1%	99.2%	98.2%	- 1.0%	96.6%	95.9%	- 0.7%
3 Bedrooms	97.8%	97.4%	- 0.4%	98.0%	97.5%	- 0.5%	97.4%	97.1%	- 0.3%
4 Bedrooms or More	97.1%	96.9%	- 0.2%	97.1%	96.9%	- 0.2%	97.7%	96.3%	- 1.4%
<b>All Bedroom Counts</b>	<b>97.6%</b>	<b>97.1%</b>	<b>- 0.5%</b>	<b>98.0%</b>	<b>97.4%</b>	<b>- 0.6%</b>	<b>96.9%</b>	<b>96.3%</b>	<b>- 0.6%</b>

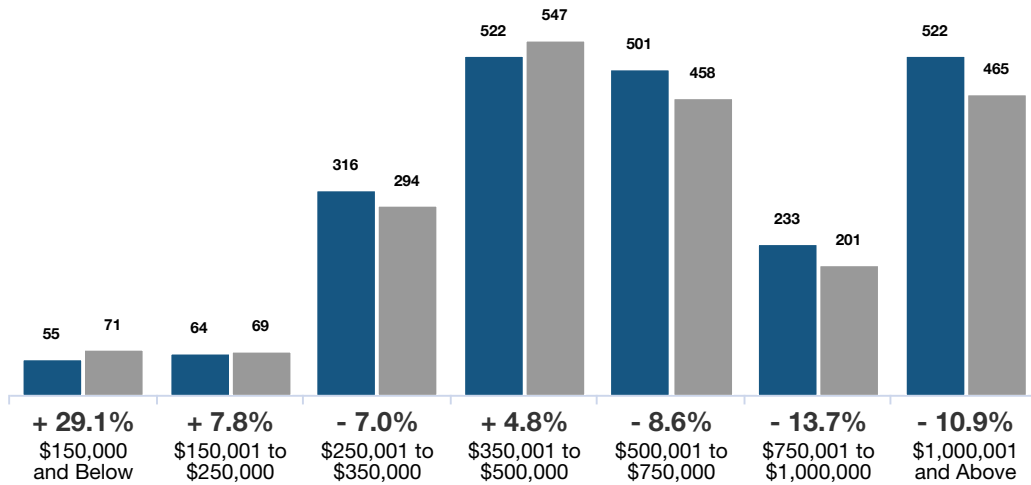
# Inventory of Homes for Sale



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

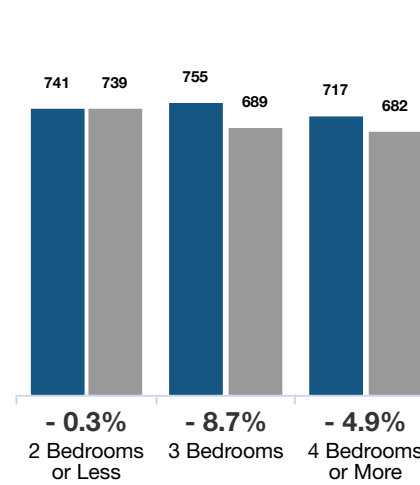
## By Price Range

■ 4-2025 ■ 4-2026



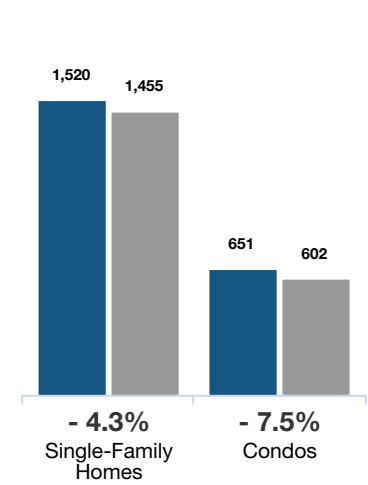
## By Bedroom Count

■ 4-2025 ■ 4-2026



## By Property Type

■ 4-2025 ■ 4-2026



	All Properties			Single-Family Homes			Condos		
By Price Range	4-2025	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
\$150,000 and Below	55	71	+ 29.1%	8	7	- 12.5%	7	10	+ 42.9%
\$150,001 to \$250,000	64	69	+ 7.8%	8	16	+ 100.0%	56	53	- 5.4%
\$250,001 to \$350,000	316	294	- 7.0%	107	105	- 1.9%	209	188	- 10.0%
\$350,001 to \$500,000	522	547	+ 4.8%	371	406	+ 9.4%	151	140	- 7.3%
\$500,001 to \$750,000	501	458	- 8.6%	356	325	- 8.7%	143	133	- 7.0%
\$750,001 to \$1,000,000	233	201	- 13.7%	192	161	- 16.1%	38	39	+ 2.6%
\$1,000,001 and Above	522	465	- 10.9%	476	426	- 10.5%	46	38	- 17.4%
<b>All Price Ranges</b>	<b>2,216</b>	<b>2,115</b>	<b>- 4.6%</b>	<b>1,520</b>	<b>1,455</b>	<b>- 4.3%</b>	<b>651</b>	<b>602</b>	<b>- 7.5%</b>
By Bedroom Count	4-2025	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
2 Bedrooms or Less	741	739	- 0.3%	252	241	- 4.4%	452	449	- 0.7%
3 Bedrooms	755	689	- 8.7%	599	566	- 5.5%	153	116	- 24.2%
4 Bedrooms or More	717	682	- 4.9%	669	643	- 3.9%	43	37	- 14.0%
<b>All Bedroom Counts</b>	<b>2,216</b>	<b>2,115</b>	<b>- 4.6%</b>	<b>1,520</b>	<b>1,455</b>	<b>- 4.3%</b>	<b>651</b>	<b>602</b>	<b>- 7.5%</b>

# Months Supply of Inventory

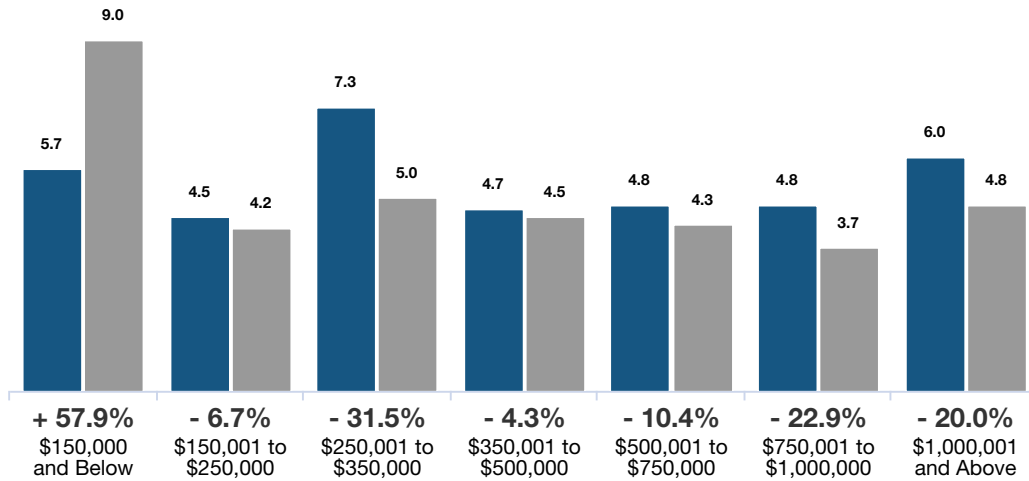


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

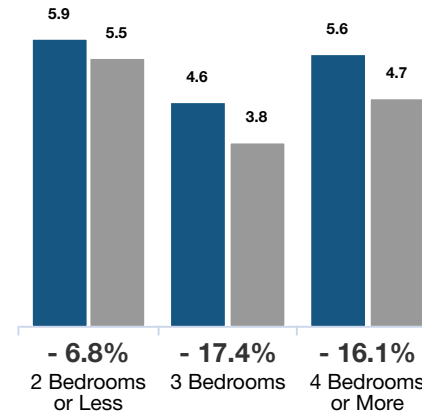
## By Price Range

■ 4-2025 ■ 4-2026



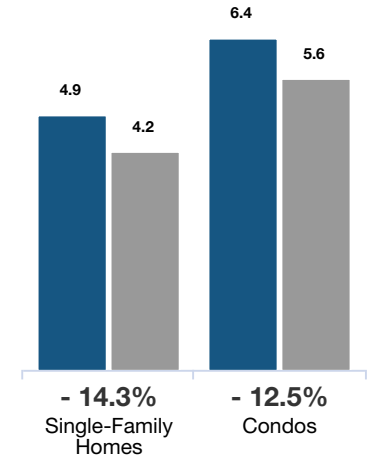
## By Bedroom Count

■ 4-2025 ■ 4-2026



## By Property Type

■ 4-2025 ■ 4-2026



	All Properties			Single-Family Homes			Condos		
By Price Range	4-2025	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
\$150,000 and Below	5.7	9.0	+ 57.9%	3.2	3.3	+ 3.1%	4.4	5.3	+ 20.5%
\$150,001 to \$250,000	4.5	4.2	- 6.7%	1.7	4.2	+ 147.1%	6.0	4.2	- 30.0%
\$250,001 to \$350,000	7.3	5.0	- 31.5%	5.1	3.3	- 35.3%	9.2	6.9	- 25.0%
\$350,001 to \$500,000	4.7	4.5	- 4.3%	4.3	4.2	- 2.3%	6.4	6.0	- 6.2%
\$500,001 to \$750,000	4.8	4.3	- 10.4%	4.4	4.0	- 9.1%	5.8	5.6	- 3.4%
\$750,001 to \$1,000,000	4.8	3.7	- 22.9%	5.1	3.7	- 27.5%	3.3	3.7	+ 12.1%
\$1,000,001 and Above	6.0	4.8	- 20.0%	6.1	4.9	- 19.7%	5.3	4.0	- 24.5%
<b>All Price Ranges</b>	<b>5.3</b>	<b>4.6</b>	<b>- 13.2%</b>	<b>4.9</b>	<b>4.2</b>	<b>- 14.3%</b>	<b>6.4</b>	<b>5.6</b>	<b>- 12.5%</b>
By Bedroom Count	4-2025	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
2 Bedrooms or Less	5.9	5.5	- 6.8%	4.3	4.2	- 2.3%	7.2	6.2	- 13.9%
3 Bedrooms	4.6	3.8	- 17.4%	4.6	3.8	- 17.4%	5.0	3.9	- 22.0%
4 Bedrooms or More	5.6	4.7	- 16.1%	5.6	4.6	- 17.9%	6.1	7.5	+ 23.0%
<b>All Bedroom Counts</b>	<b>5.3</b>	<b>4.6</b>	<b>- 13.2%</b>	<b>4.9</b>	<b>4.2</b>	<b>- 14.3%</b>	<b>6.4</b>	<b>5.6</b>	<b>- 12.5%</b>