

Local Market Update – February 2024

A Research Tool Provided by the Beaufort-Jasper County REALTORS®



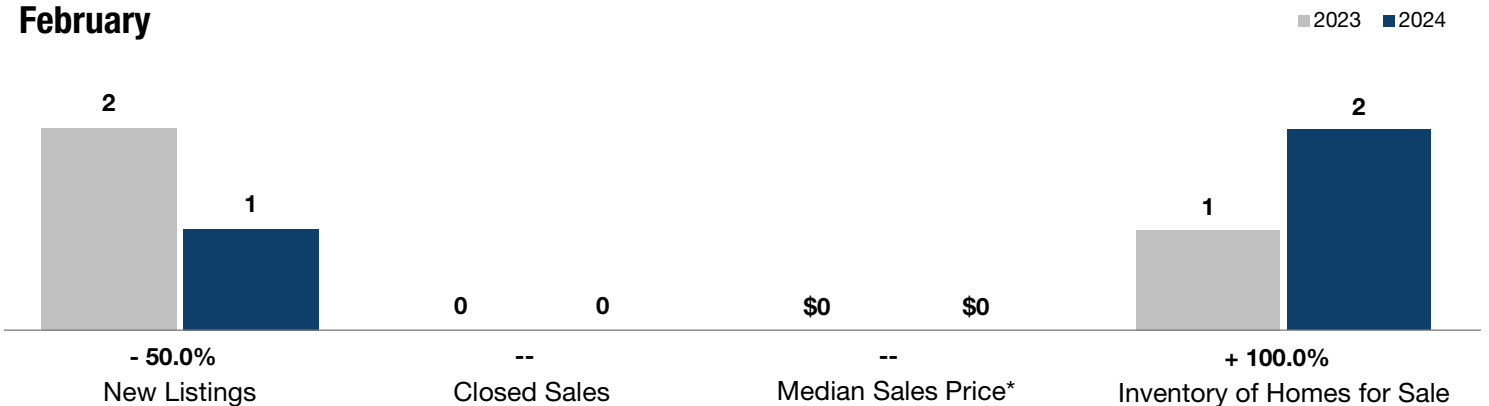
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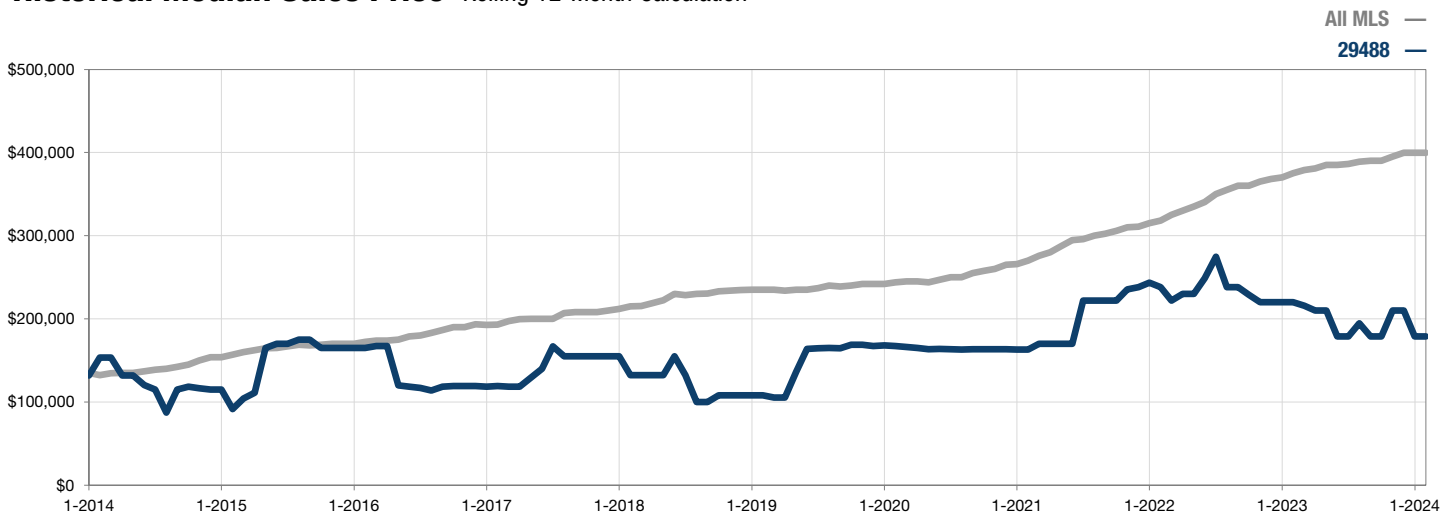
Key Metrics	February			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	2	1	- 50.0%	3	1	- 66.7%
Closed Sales	0	0	--	2	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$215,000	\$0	- 100.0%
Percent of List Price Received*	0.0%	0.0%	--	91.0%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	184	0	- 100.0%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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Historical Median Sales Price Rolling 12-Month Calculation



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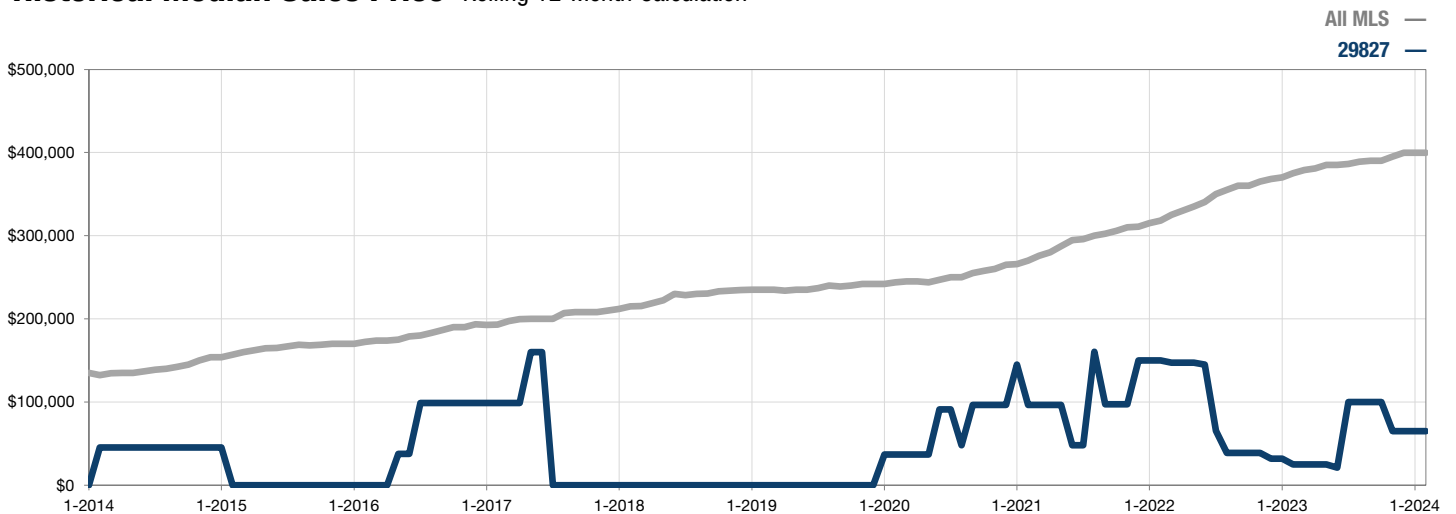
Key Metrics	February			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	0	1	--	1	2	+ 100.0%
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--

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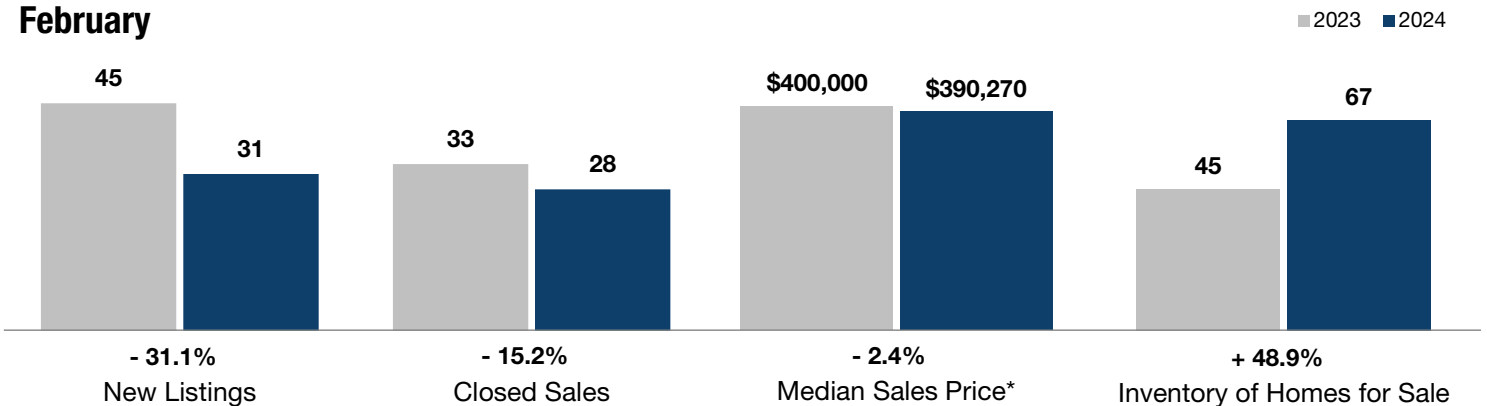
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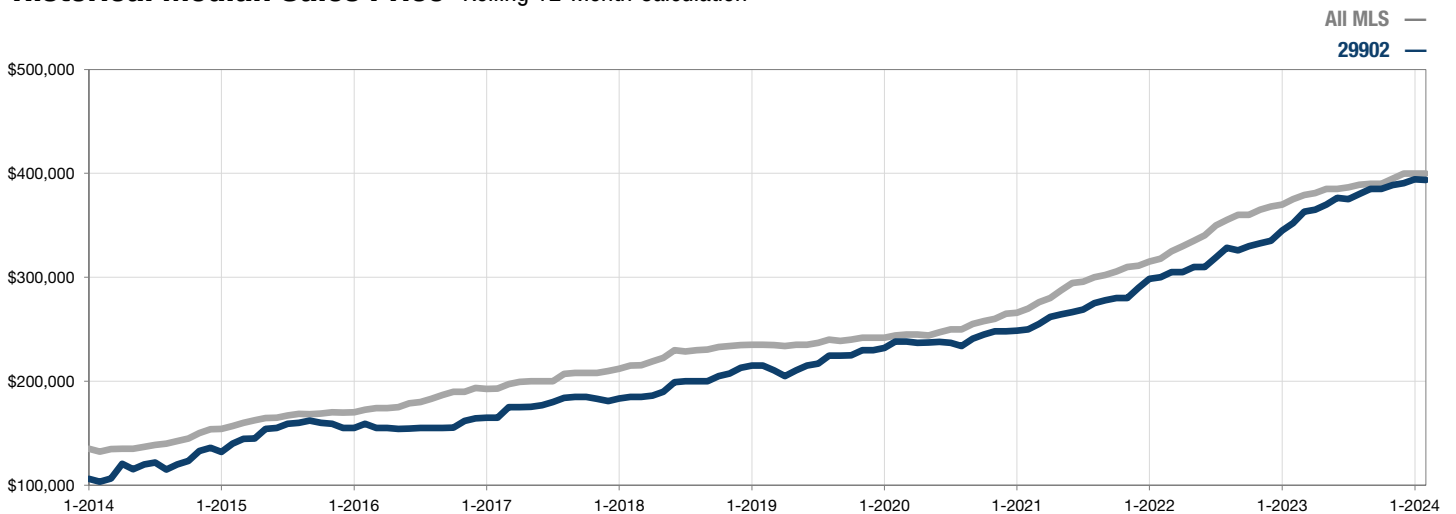
Key Metrics	February			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	45	31	- 31.1%	85	67	- 21.2%
Closed Sales	33	28	- 15.2%	60	60	0.0%
Median Sales Price*	\$400,000	\$390,270	- 2.4%	\$400,500	\$410,270	+ 2.4%
Percent of List Price Received*	99.2%	98.3%	- 0.9%	98.5%	97.1%	- 1.4%
Days on Market Until Sale	62	81	+ 30.1%	64	84	+ 31.4%
Inventory of Homes for Sale	45	67	+ 48.9%	--	--	--

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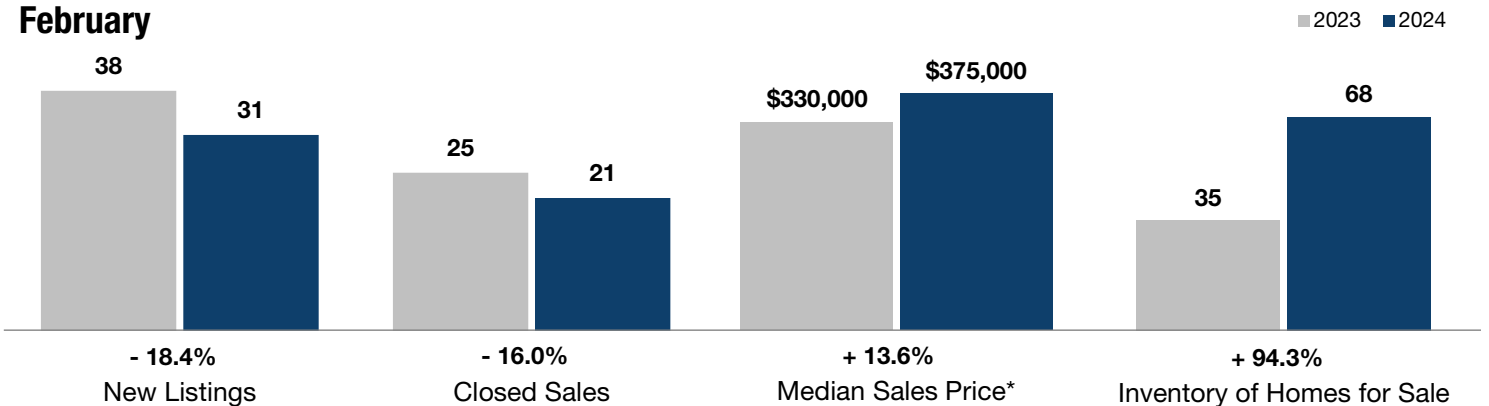
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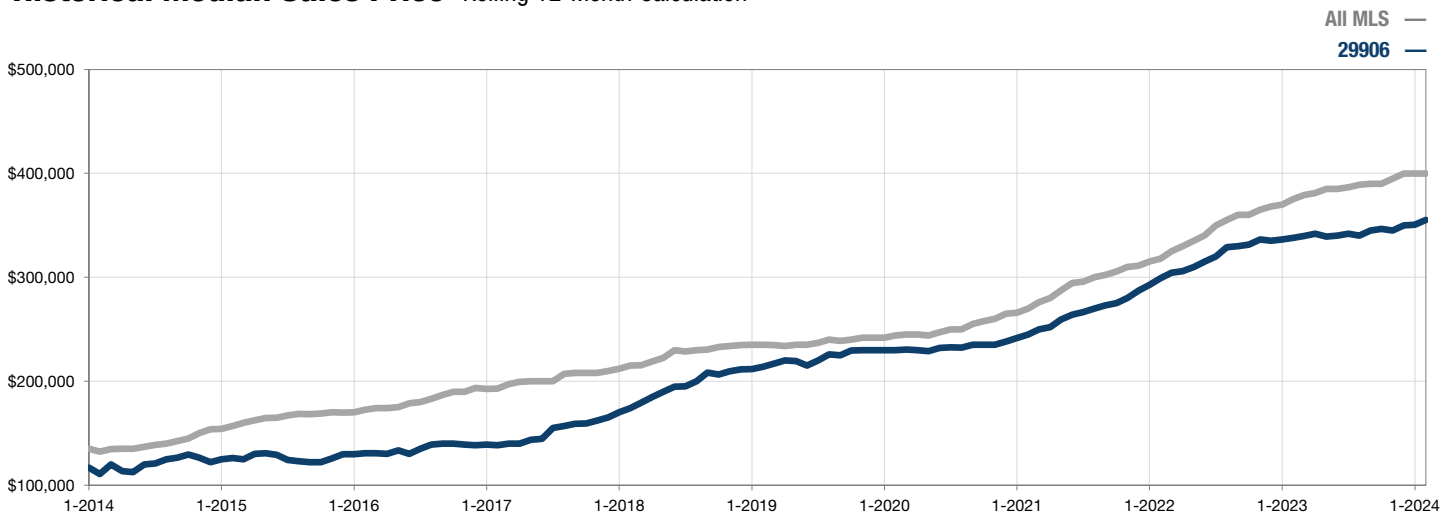
Key Metrics	February			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	38	31	- 18.4%	70	56	- 20.0%
Closed Sales	25	21	- 16.0%	49	41	- 16.3%
Median Sales Price*	\$330,000	\$375,000	+ 13.6%	\$310,000	\$345,000	+ 11.3%
Percent of List Price Received*	97.8%	97.0%	- 0.8%	98.5%	97.9%	- 0.6%
Days on Market Until Sale	65	86	+ 30.7%	66	88	+ 32.7%
Inventory of Homes for Sale	35	68	+ 94.3%	--	--	--

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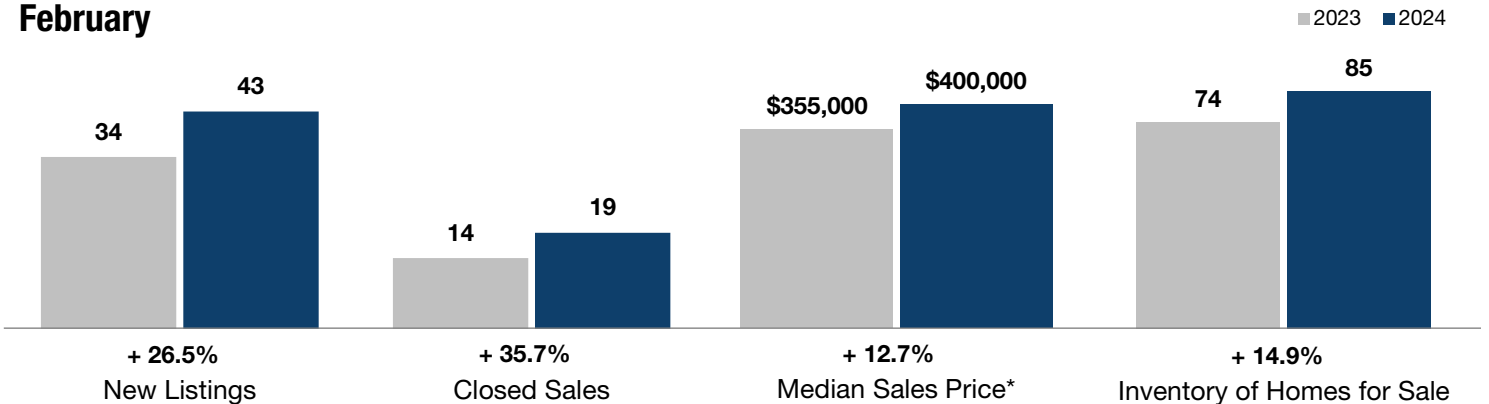
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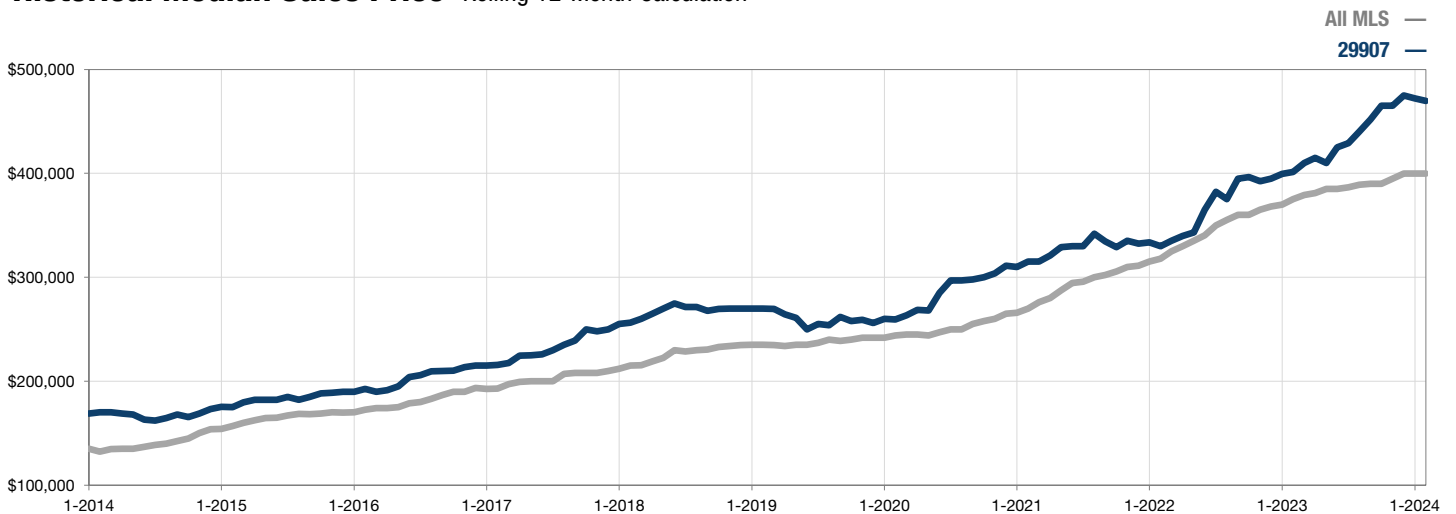
Key Metrics	February			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	34	43	+ 26.5%	59	72	+ 22.0%
Closed Sales	14	19	+ 35.7%	41	42	+ 2.4%
Median Sales Price*	\$355,000	\$400,000	+ 12.7%	\$435,235	\$412,500	- 5.2%
Percent of List Price Received*	99.2%	98.3%	- 0.9%	99.8%	98.3%	- 1.5%
Days on Market Until Sale	164	75	- 54.1%	141	96	- 31.8%
Inventory of Homes for Sale	74	85	+ 14.9%	--	--	--

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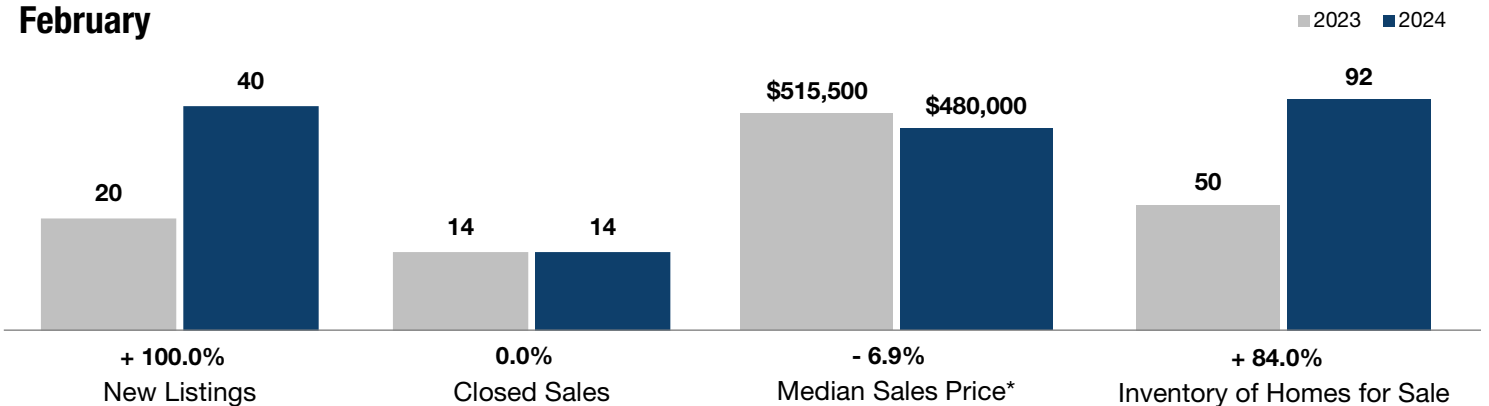
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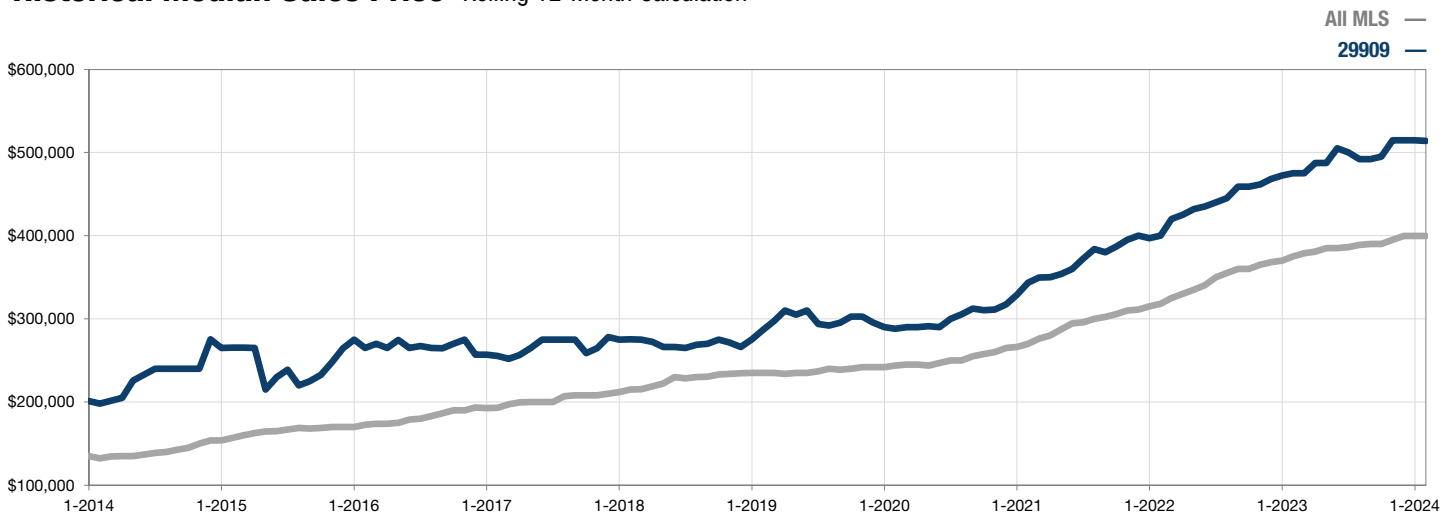
Key Metrics	February			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	20	40	+ 100.0%	43	69	+ 60.5%
Closed Sales	14	14	0.0%	29	29	0.0%
Median Sales Price*	\$515,500	\$480,000	- 6.9%	\$525,000	\$485,000	- 7.6%
Percent of List Price Received*	98.1%	99.1%	+ 1.1%	96.4%	97.4%	+ 1.1%
Days on Market Until Sale	98	134	+ 36.7%	106	117	+ 10.3%
Inventory of Homes for Sale	50	92	+ 84.0%	--	--	--

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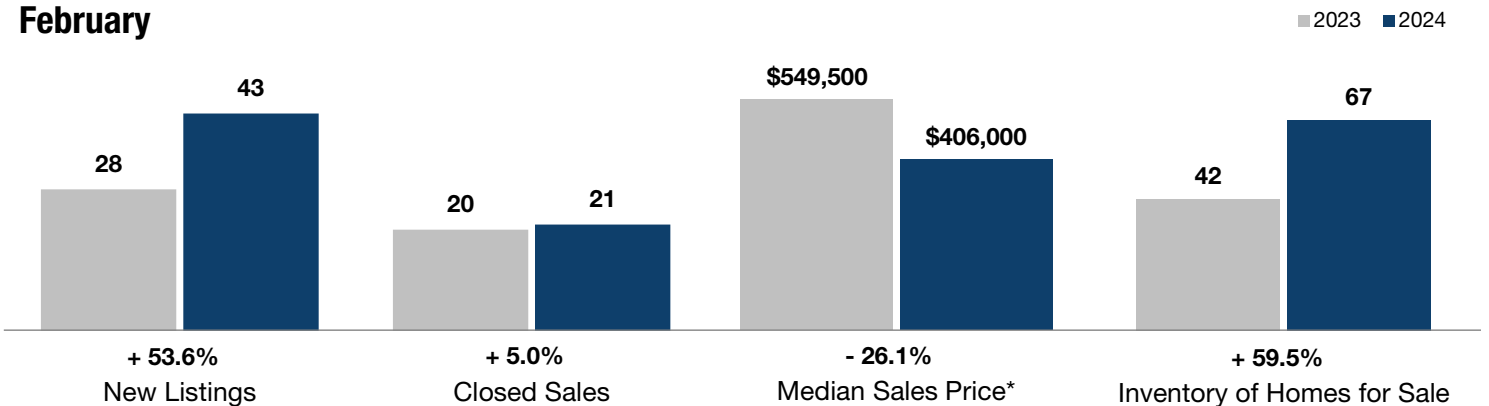
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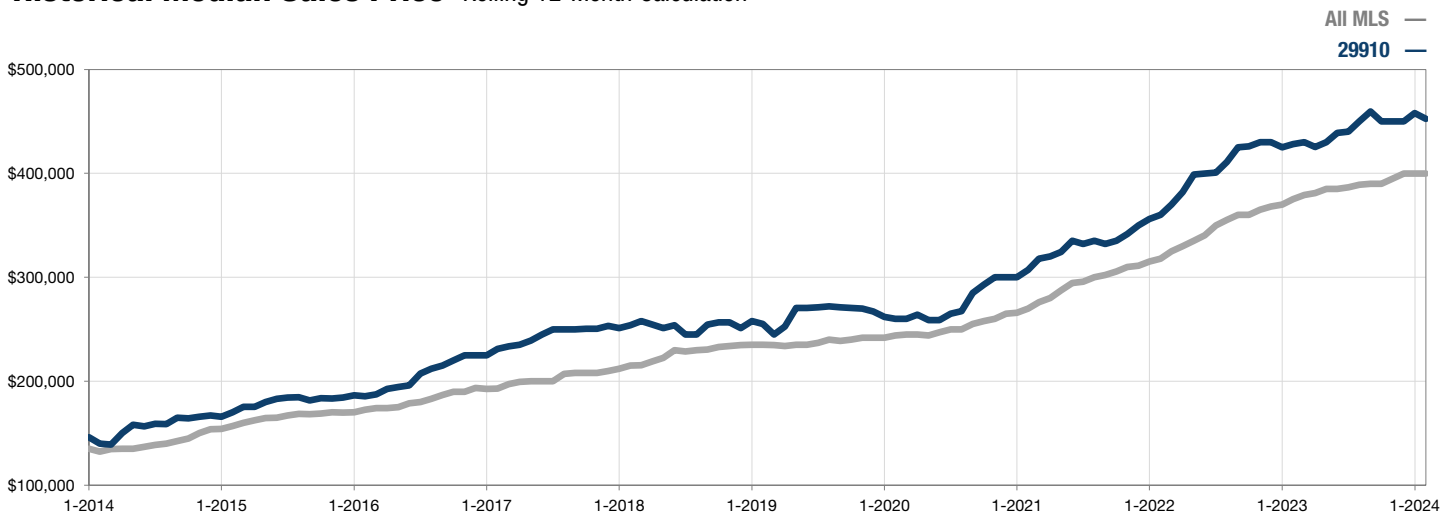
Key Metrics	February			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	28	43	+ 53.6%	46	75	+ 63.0%
Closed Sales	20	21	+ 5.0%	32	35	+ 9.4%
Median Sales Price*	\$549,500	\$406,000	- 26.1%	\$407,500	\$406,000	- 0.4%
Percent of List Price Received*	97.5%	96.5%	- 1.0%	97.5%	96.6%	- 1.0%
Days on Market Until Sale	94	95	+ 1.6%	85	92	+ 7.4%
Inventory of Homes for Sale	42	67	+ 59.5%	--	--	--

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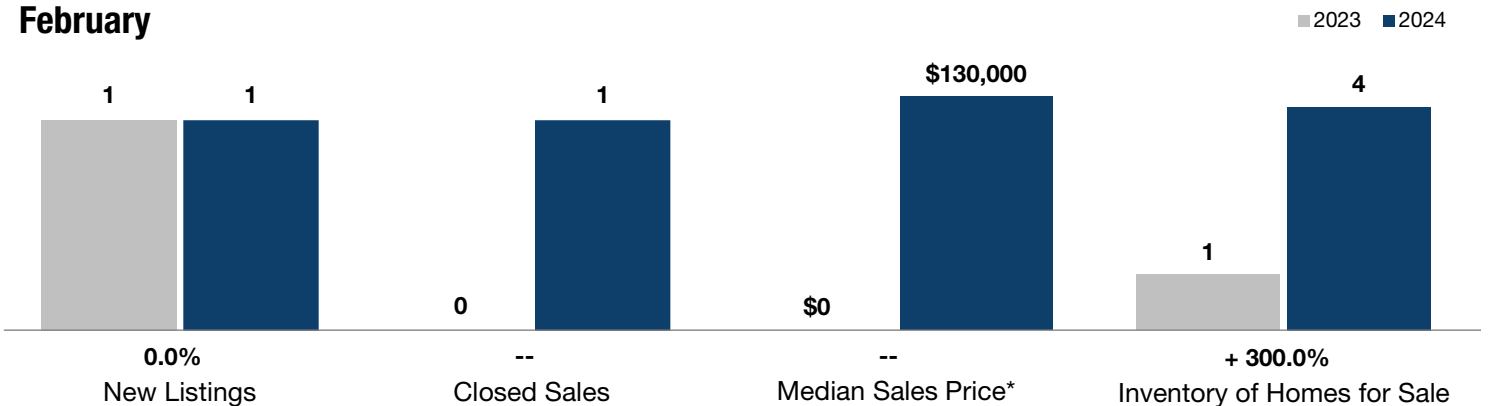
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Key Metrics	February			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	1	1	0.0%	1	2	+ 100.0%
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$130,000	--	\$0	\$130,000	--
Percent of List Price Received*	0.0%	96.3%	--	0.0%	96.3%	--
Days on Market Until Sale	0	82	--	0	82	--
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--

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February



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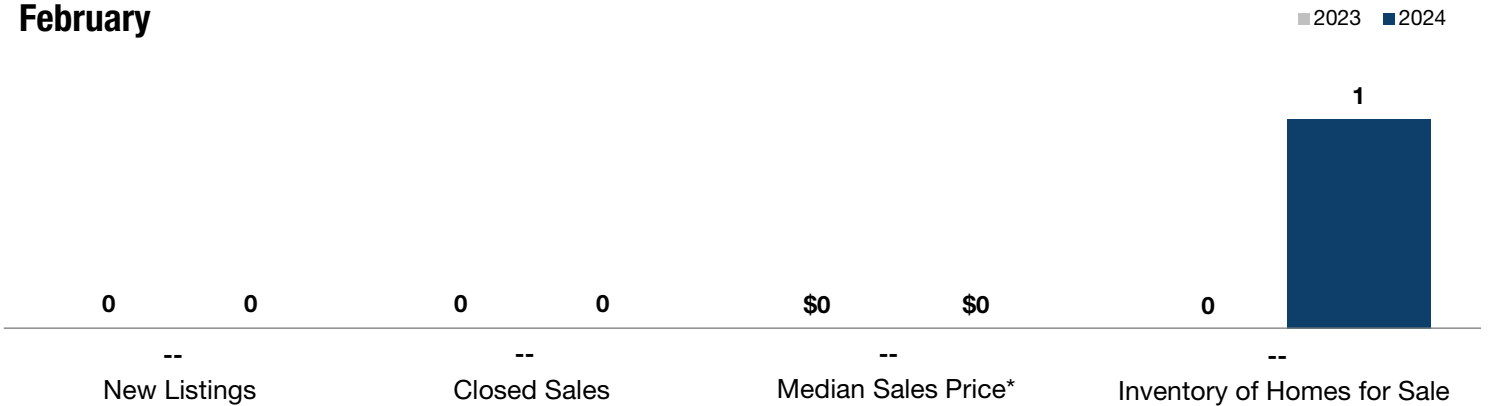
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Key Metrics	February			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	0	0	--	0	0	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$367,000	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	96.6%	--
Days on Market Until Sale	0	0	--	0	101	--
Inventory of Homes for Sale	0	1	--	--	--	--

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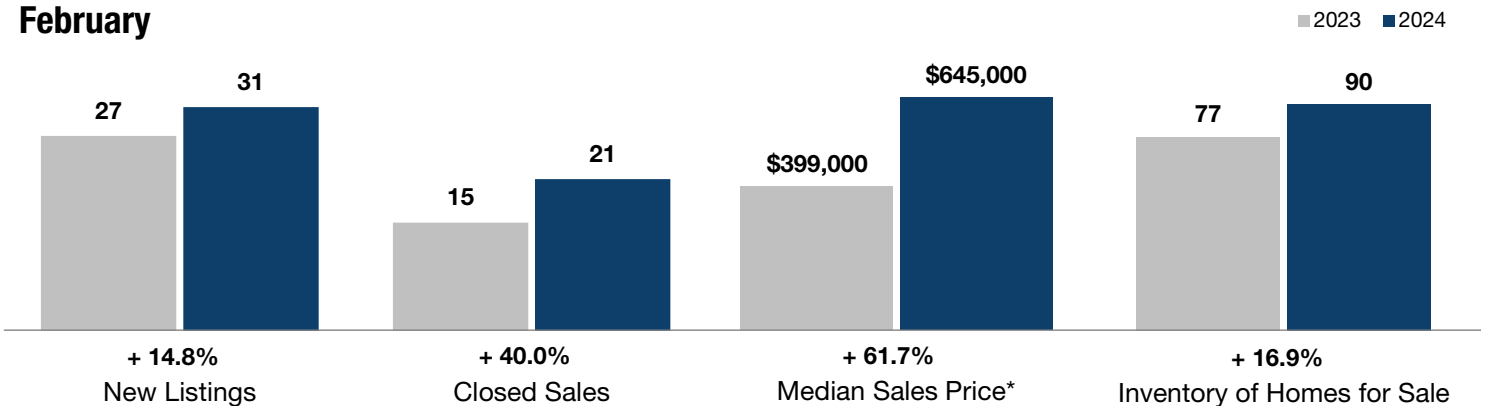
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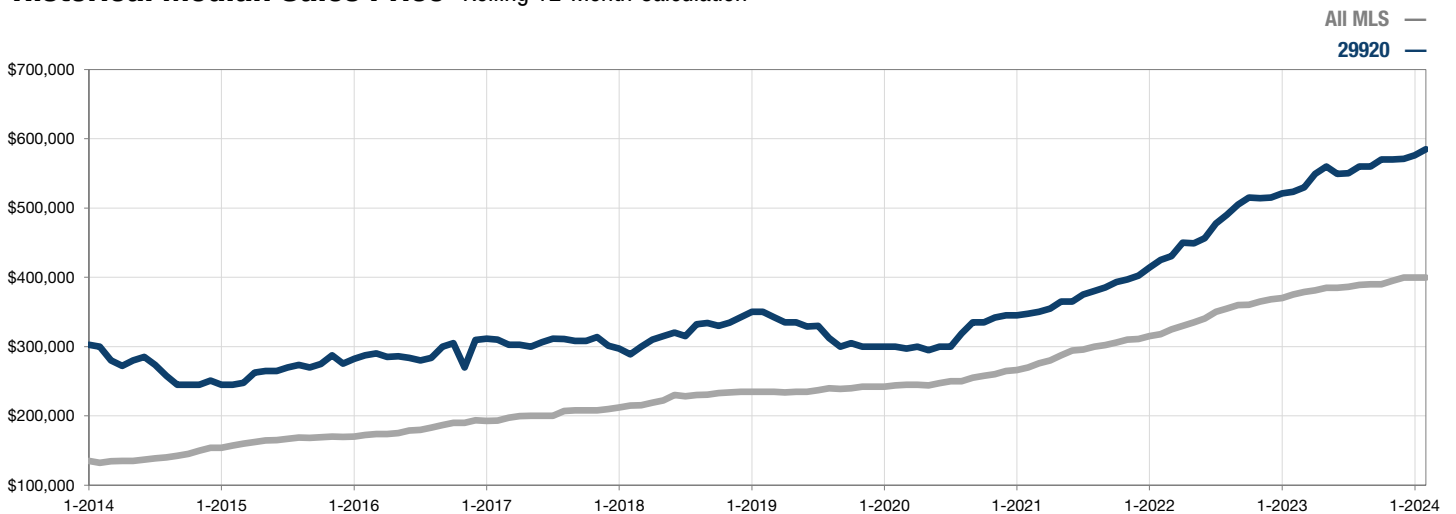
Key Metrics	February			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	27	31	+ 14.8%	51	59	+ 15.7%
Closed Sales	15	21	+ 40.0%	37	32	- 13.5%
Median Sales Price*	\$399,000	\$645,000	+ 61.7%	\$500,000	\$645,388	+ 29.1%
Percent of List Price Received*	95.2%	96.3%	+ 1.1%	96.2%	96.6%	+ 0.4%
Days on Market Until Sale	92	114	+ 24.9%	74	103	+ 38.9%
Inventory of Homes for Sale	77	90	+ 16.9%	--	--	--

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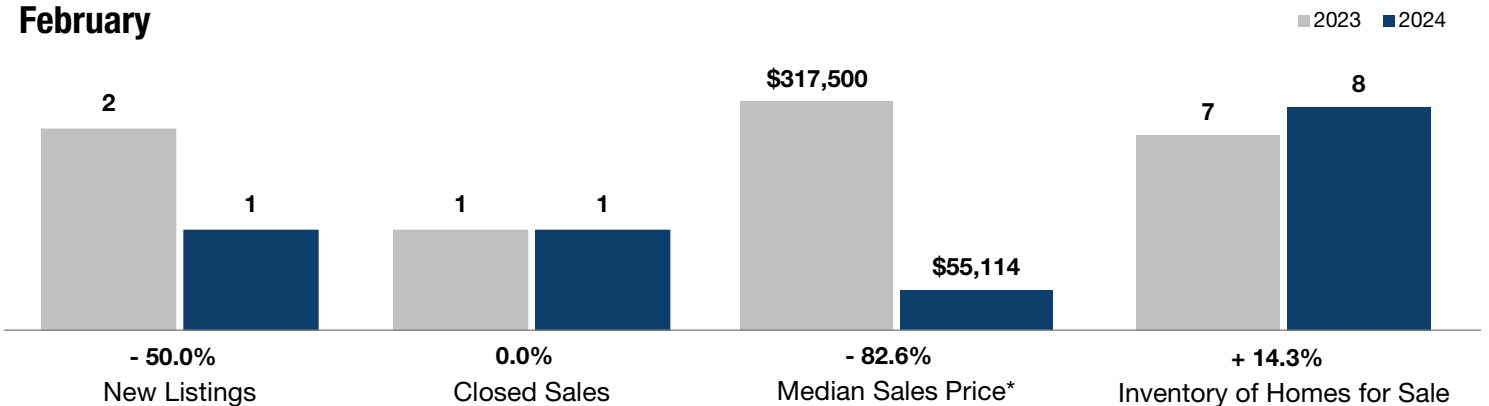
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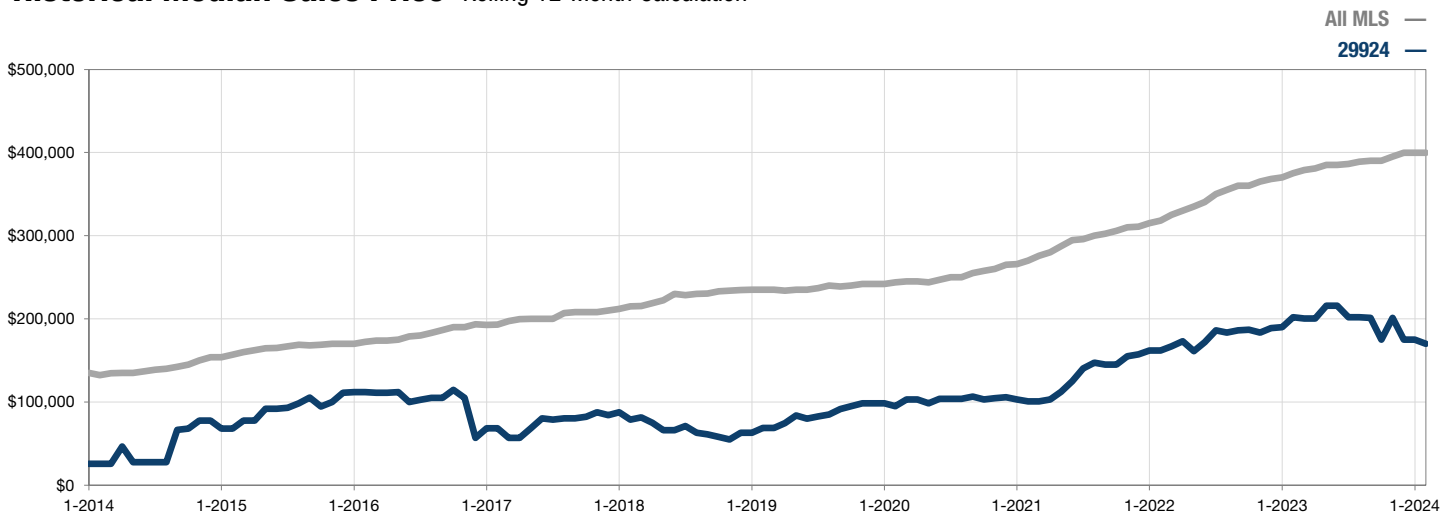
Key Metrics	February			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	2	1	- 50.0%	3	2	- 33.3%
Closed Sales	1	1	0.0%	4	2	- 50.0%
Median Sales Price*	\$317,500	\$55,114	- 82.6%	\$225,950	\$122,557	- 45.8%
Percent of List Price Received*	88.2%	84.9%	- 3.7%	95.2%	85.8%	- 9.8%
Days on Market Until Sale	126	79	- 37.3%	102	137	+ 34.0%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--

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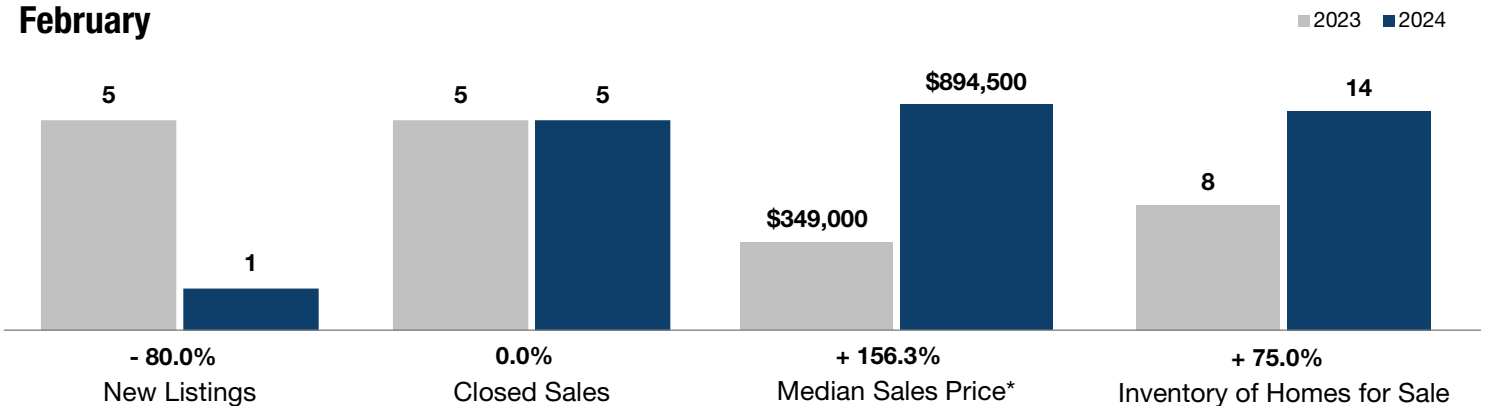
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Key Metrics	February			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	5	1	- 80.0%	13	7	- 46.2%
Closed Sales	5	5	0.0%	7	7	0.0%
Median Sales Price*	\$349,000	\$894,500	+ 156.3%	\$599,900	\$900,000	+ 50.0%
Percent of List Price Received*	97.9%	97.6%	- 0.3%	97.7%	97.5%	- 0.2%
Days on Market Until Sale	51	115	+ 126.5%	48	92	+ 92.5%
Inventory of Homes for Sale	8	14	+ 75.0%	--	--	--

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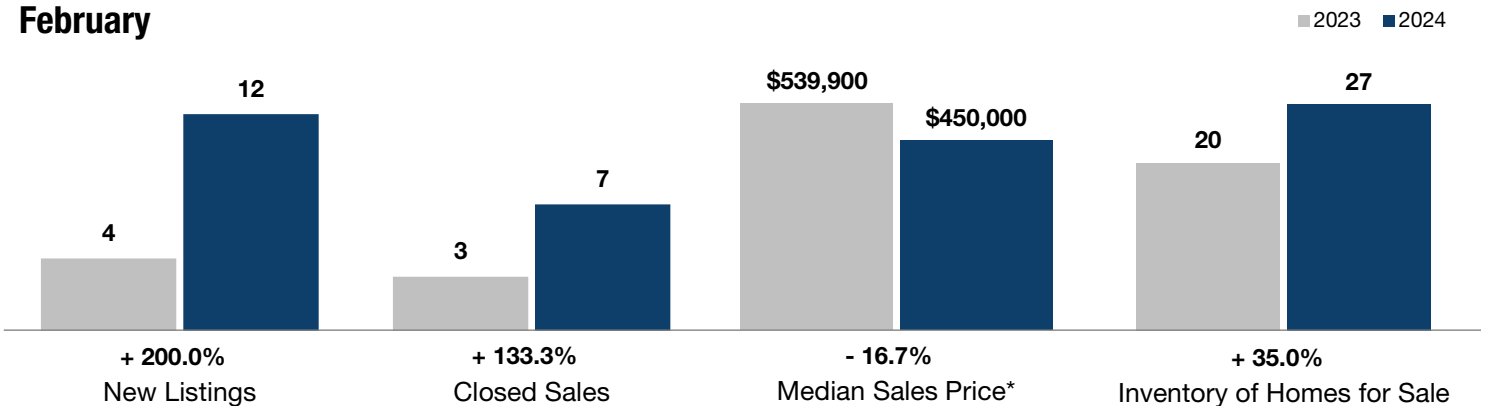
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Key Metrics	February			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	4	12	+ 200.0%	10	27	+ 170.0%
Closed Sales	3	7	+ 133.3%	11	20	+ 81.8%
Median Sales Price*	\$539,900	\$450,000	- 16.7%	\$355,165	\$314,490	- 11.5%
Percent of List Price Received*	100.9%	100.1%	- 0.8%	99.8%	98.8%	- 1.0%
Days on Market Until Sale	131	136	+ 3.8%	161	123	- 23.7%
Inventory of Homes for Sale	20	27	+ 35.0%	--	--	--

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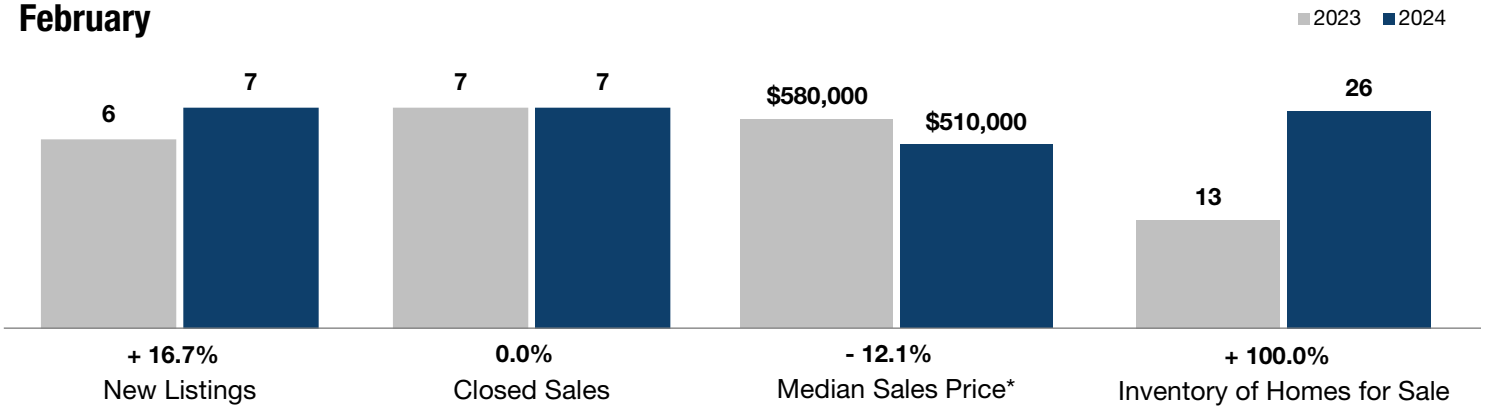
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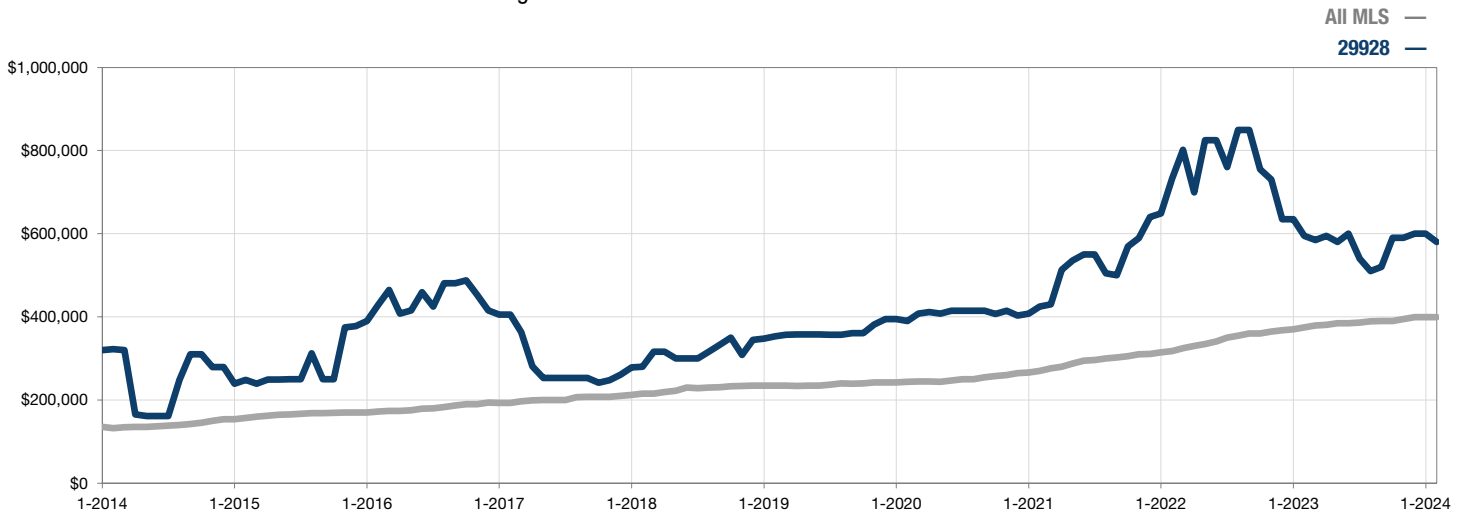
Key Metrics	February			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	6	7	+ 16.7%	8	14	+ 75.0%
Closed Sales	7	7	0.0%	14	14	0.0%
Median Sales Price*	\$580,000	\$510,000	- 12.1%	\$540,000	\$499,500	- 7.5%
Percent of List Price Received*	96.7%	98.8%	+ 2.1%	96.5%	97.8%	+ 1.4%
Days on Market Until Sale	100	68	- 32.3%	104	62	- 41.0%
Inventory of Homes for Sale	13	26	+ 100.0%	--	--	--

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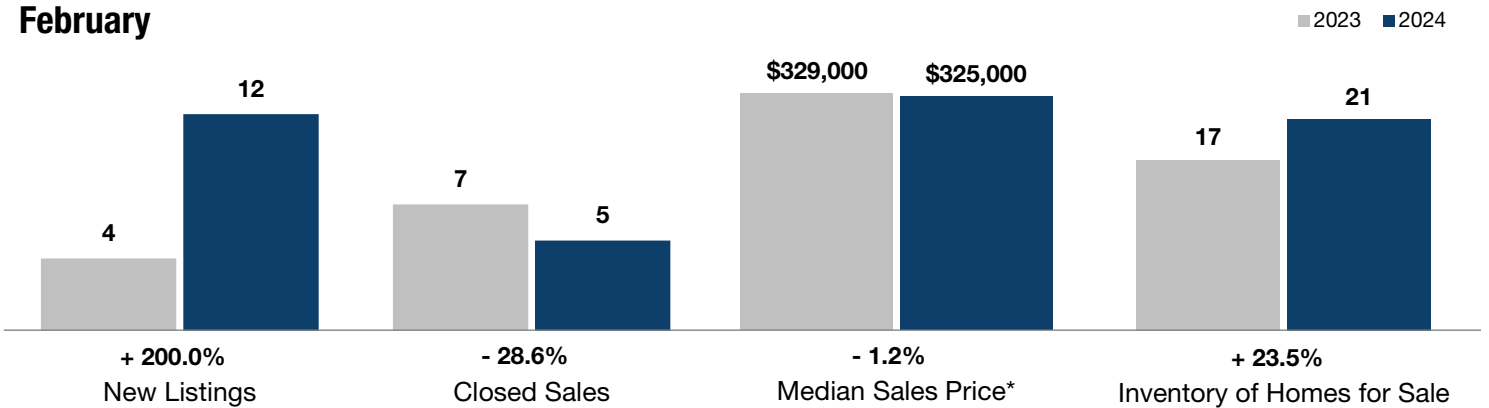
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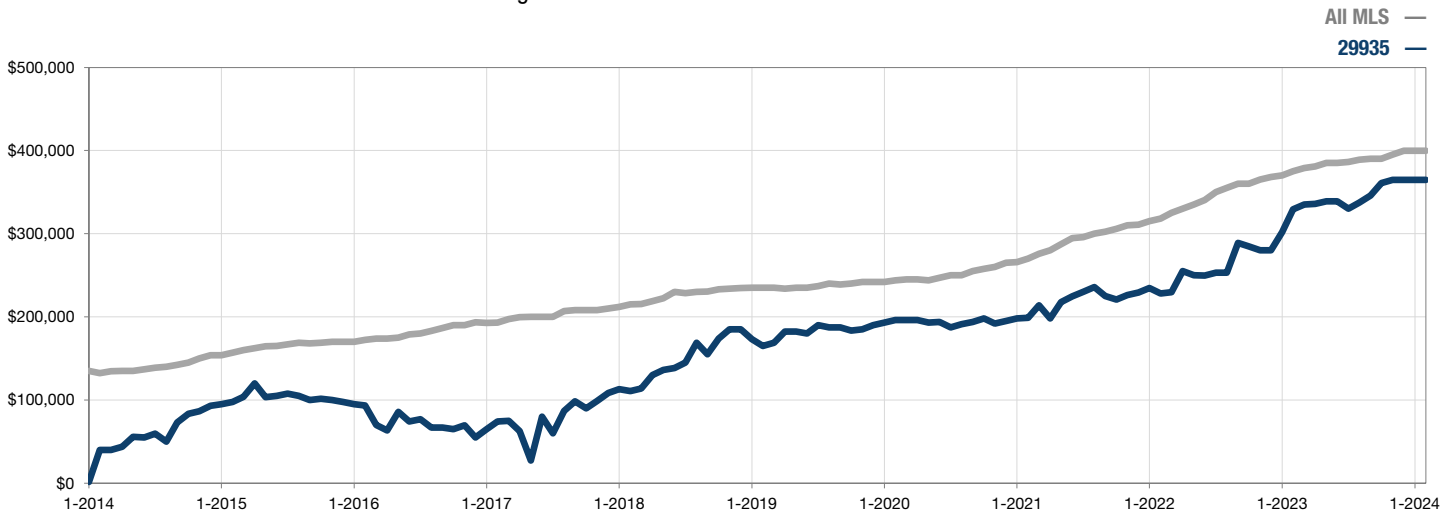
Key Metrics	February			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	4	12	+ 200.0%	17	19	+ 11.8%
Closed Sales	7	5	- 28.6%	15	12	- 20.0%
Median Sales Price*	\$329,000	\$325,000	- 1.2%	\$335,750	\$302,500	- 9.9%
Percent of List Price Received*	101.3%	99.5%	- 1.8%	100.3%	99.9%	- 0.3%
Days on Market Until Sale	92	50	- 46.1%	117	85	- 26.8%
Inventory of Homes for Sale	17	21	+ 23.5%	--	--	--

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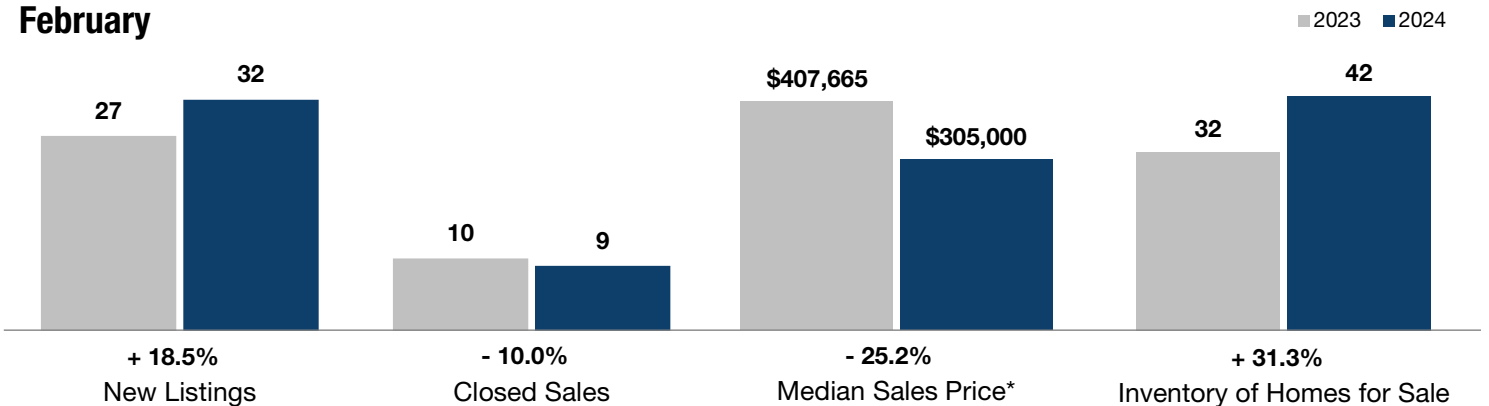
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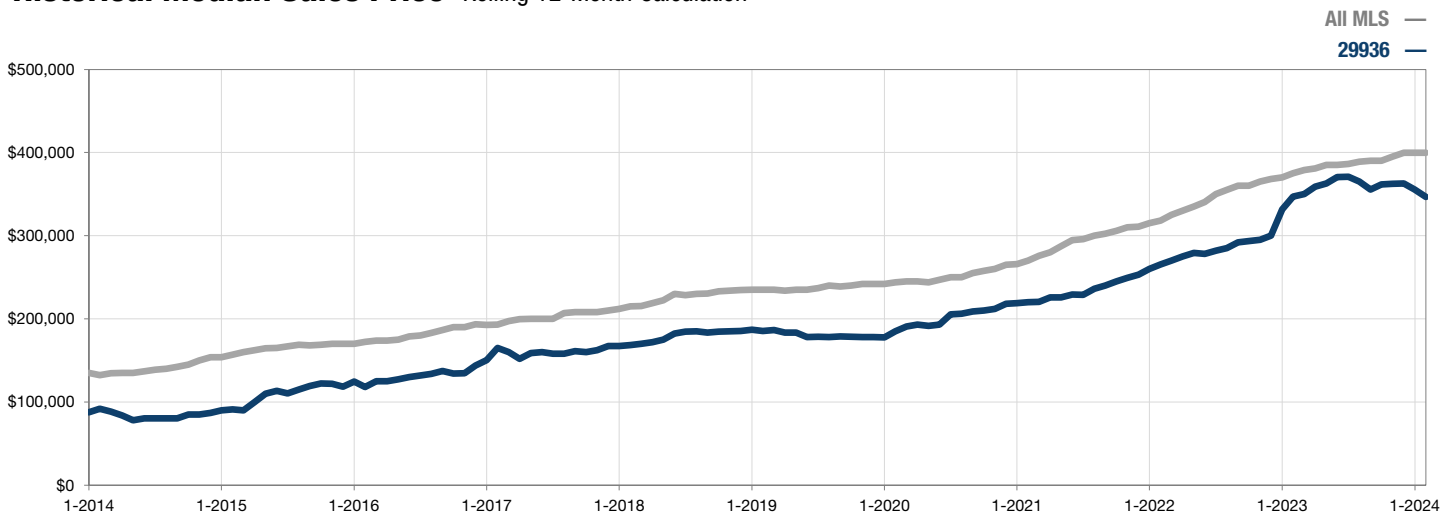
Key Metrics	February			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	27	32	+ 18.5%	38	42	+ 10.5%
Closed Sales	10	9	- 10.0%	29	16	- 44.8%
Median Sales Price*	\$407,665	\$305,000	- 25.2%	\$398,560	\$330,745	- 17.0%
Percent of List Price Received*	97.6%	97.2%	- 0.3%	98.8%	97.5%	- 1.2%
Days on Market Until Sale	101	129	+ 27.6%	157	119	- 24.8%
Inventory of Homes for Sale	32	42	+ 31.3%	--	--	--

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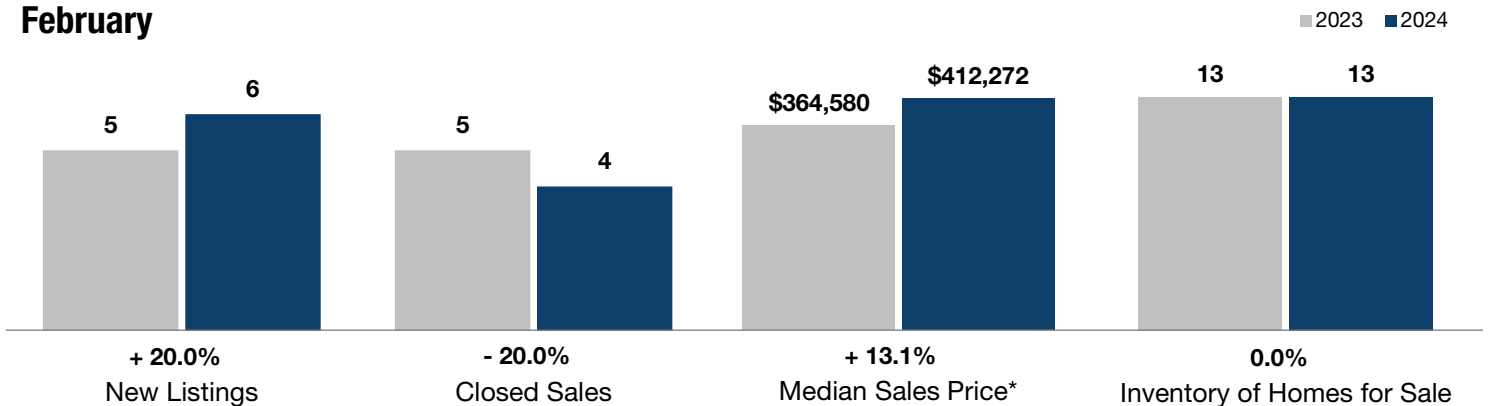
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Key Metrics	February			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	5	6	+ 20.0%	11	8	- 27.3%
Closed Sales	5	4	- 20.0%	6	5	- 16.7%
Median Sales Price*	\$364,580	\$412,272	+ 13.1%	\$364,454	\$420,415	+ 15.4%
Percent of List Price Received*	95.6%	100.7%	+ 5.3%	96.4%	100.0%	+ 3.8%
Days on Market Until Sale	197	223	+ 13.1%	184	190	+ 3.5%
Inventory of Homes for Sale	13	13	0.0%	--	--	--

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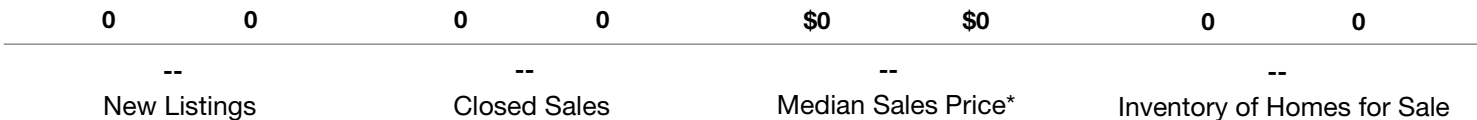
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Key Metrics	February			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--

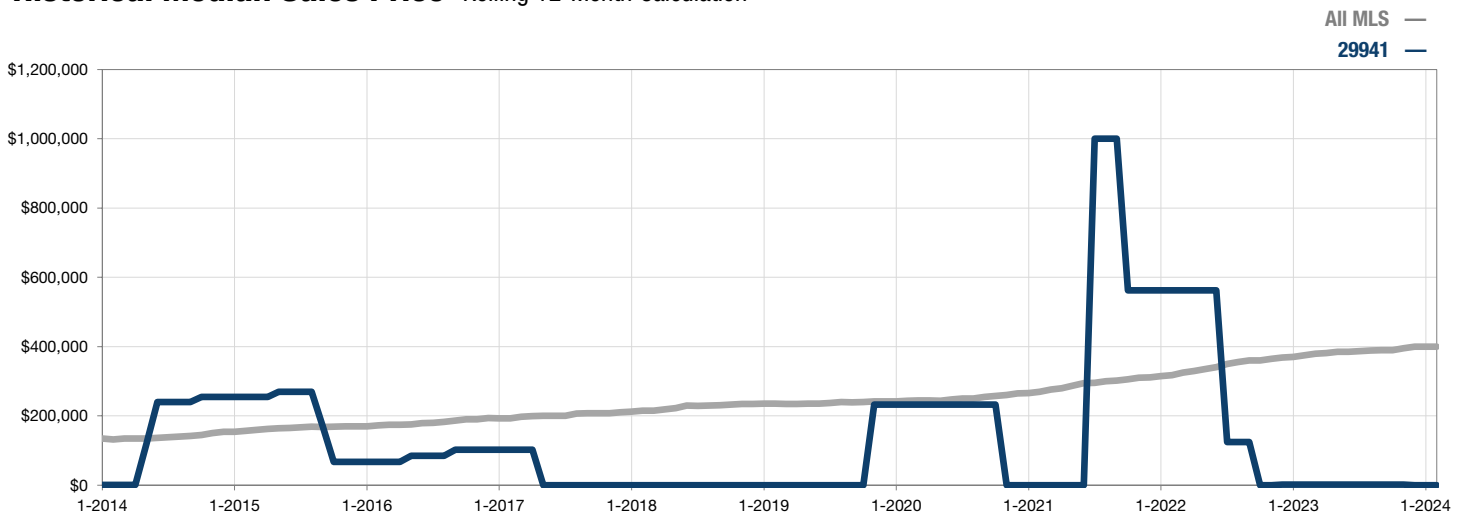
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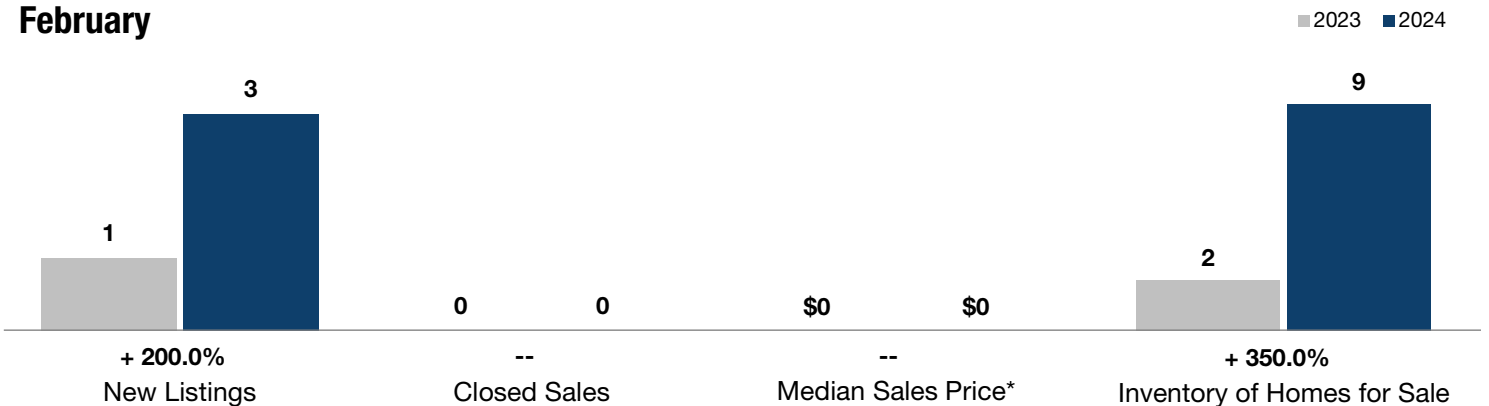
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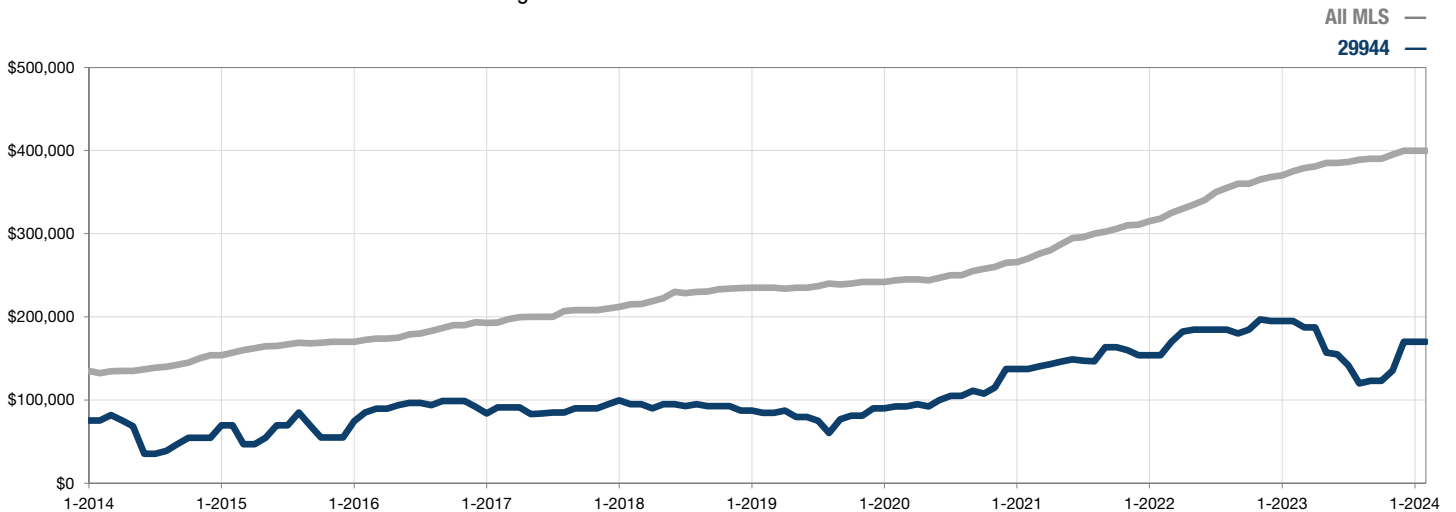
Key Metrics	February			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	1	3	+ 200.0%	2	4	+ 100.0%
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	2	9	+ 350.0%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update – February 2024

A Research Tool Provided by the Beaufort-Jasper County REALTORS®



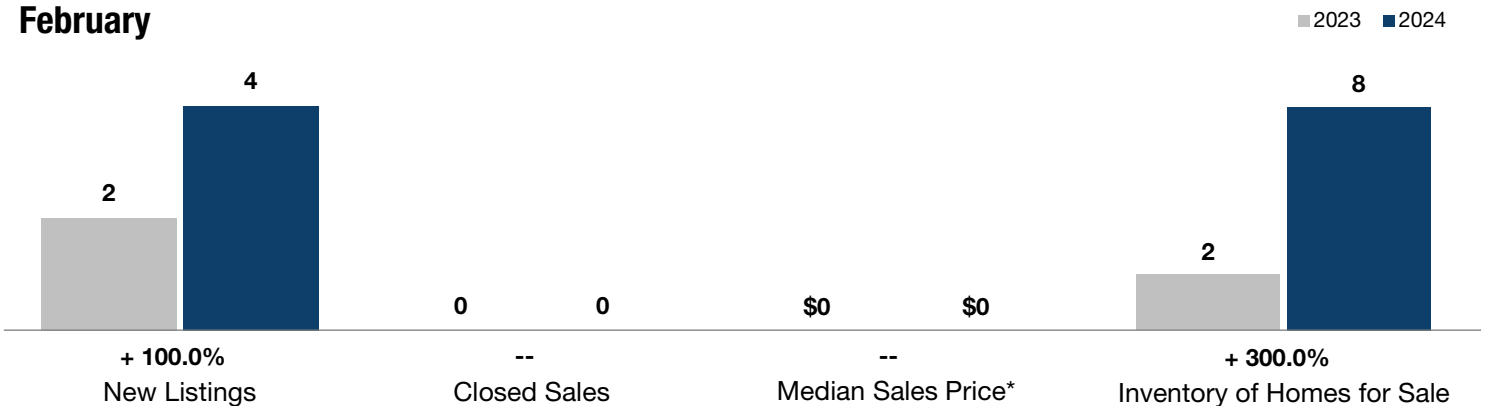
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Key Metrics	February			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	2	4	+ 100.0%	3	6	+ 100.0%
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	2	8	+ 300.0%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

February



Historical Median Sales Price Rolling 12-Month Calculation

