

Local Market Update – April 2024

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



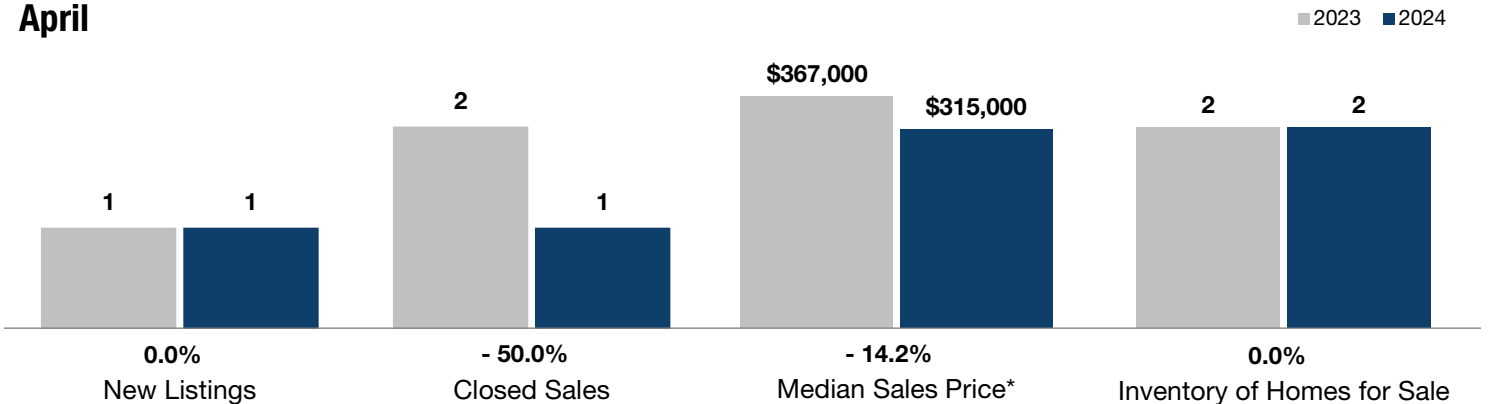
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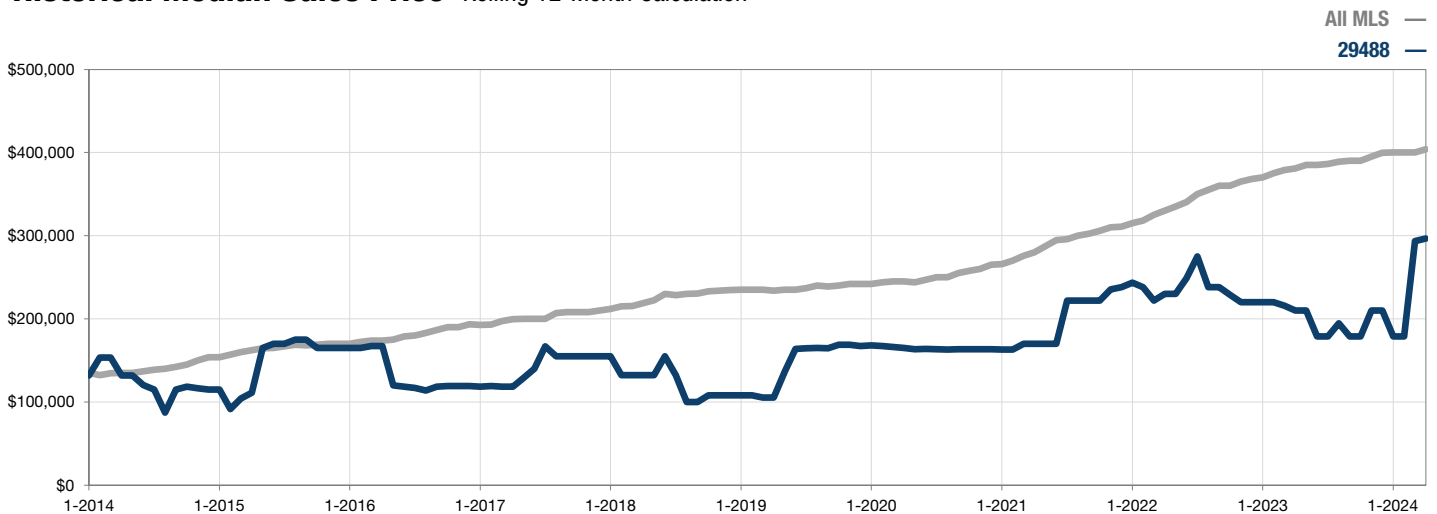
Key Metrics	April			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	1	1	0.0%	6	3	- 50.0%
Closed Sales	2	1	- 50.0%	6	1	- 83.3%
Median Sales Price*	\$367,000	\$315,000	- 14.2%	\$194,500	\$315,000	+ 62.0%
Percent of List Price Received*	97.9%	100.0%	+ 2.2%	95.3%	100.0%	+ 4.9%
Days on Market Until Sale	78	29	- 62.6%	113	29	- 74.4%
Inventory of Homes for Sale	2	2	0.0%	--	--	--

* 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.

April



Historical Median Sales Price Rolling 12-Month Calculation



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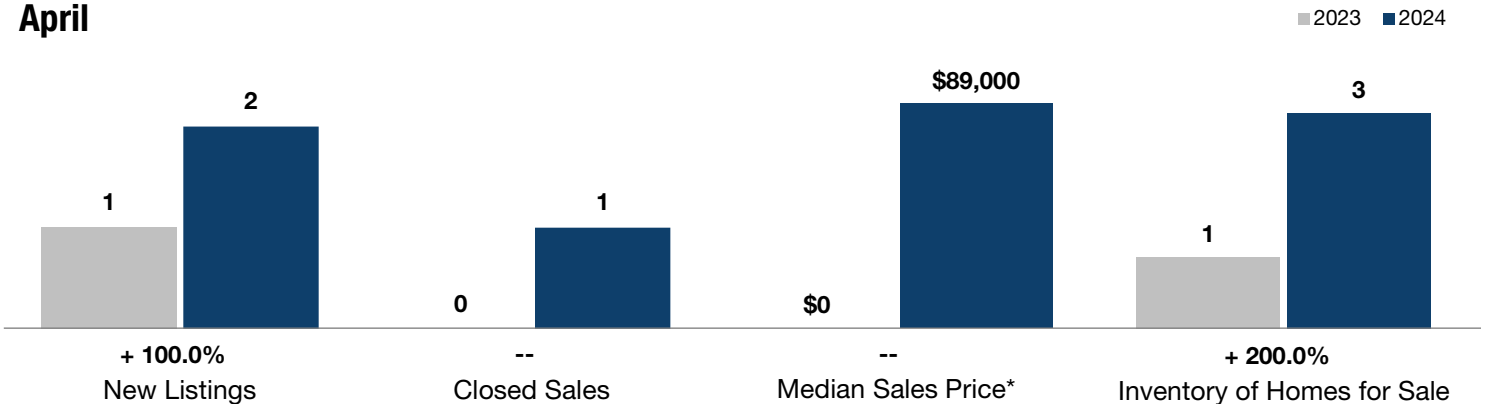
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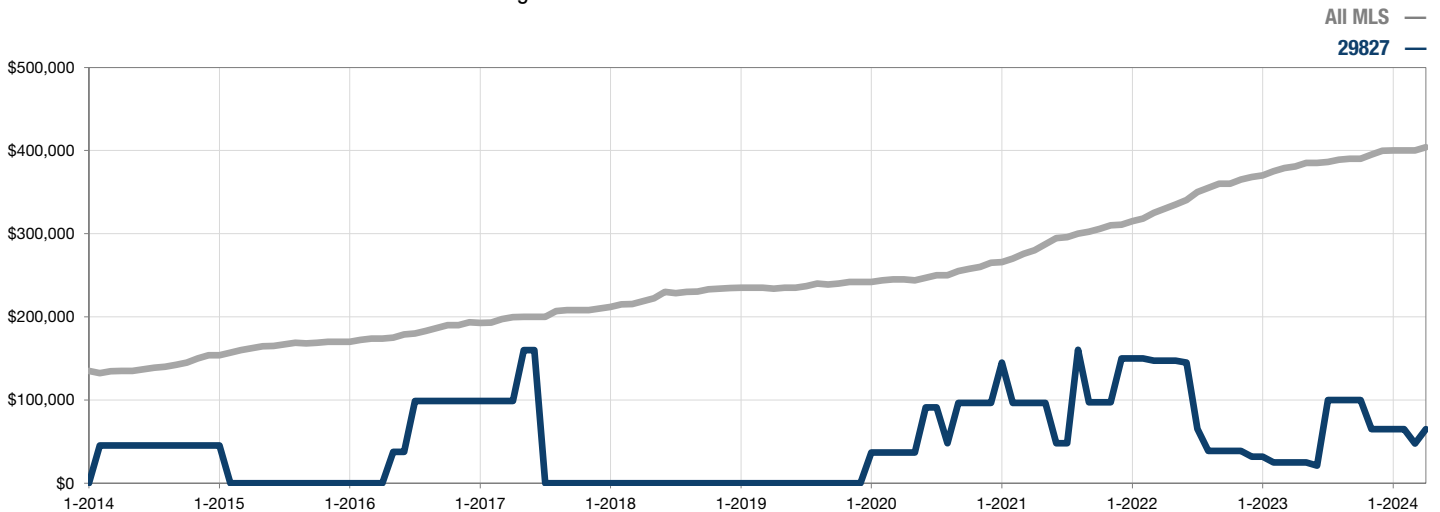
Key Metrics	April			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	1	2	+ 100.0%	2	6	+ 200.0%
Closed Sales	0	1	--	1	1	0.0%
Median Sales Price*	\$0	\$89,000	--	\$135,000	\$89,000	- 34.1%
Percent of List Price Received*	0.0%	100.0%	--	84.4%	100.0%	+ 18.4%
Days on Market Until Sale	0	56	--	100	56	- 44.0%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--

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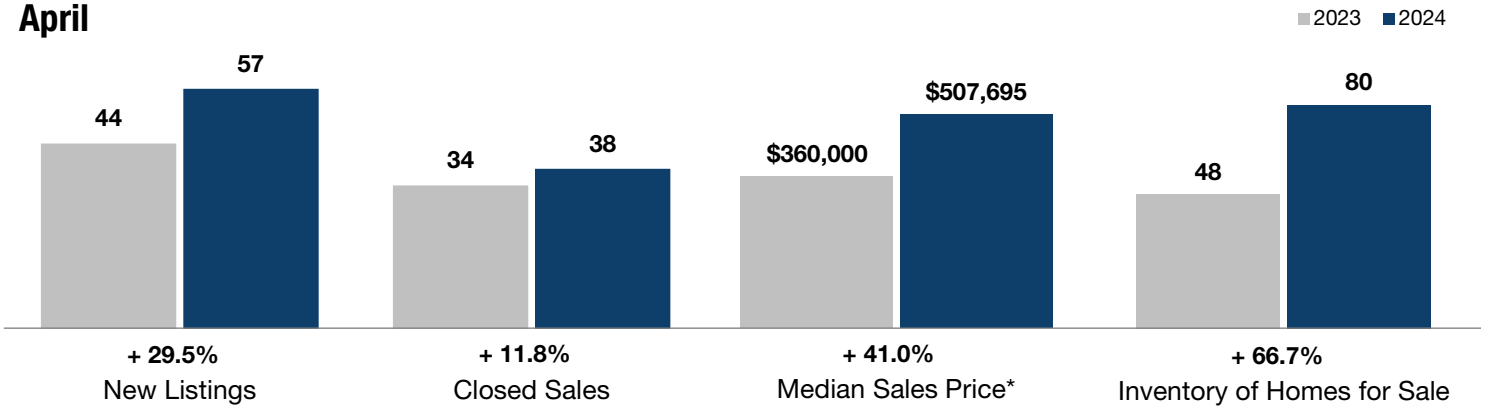
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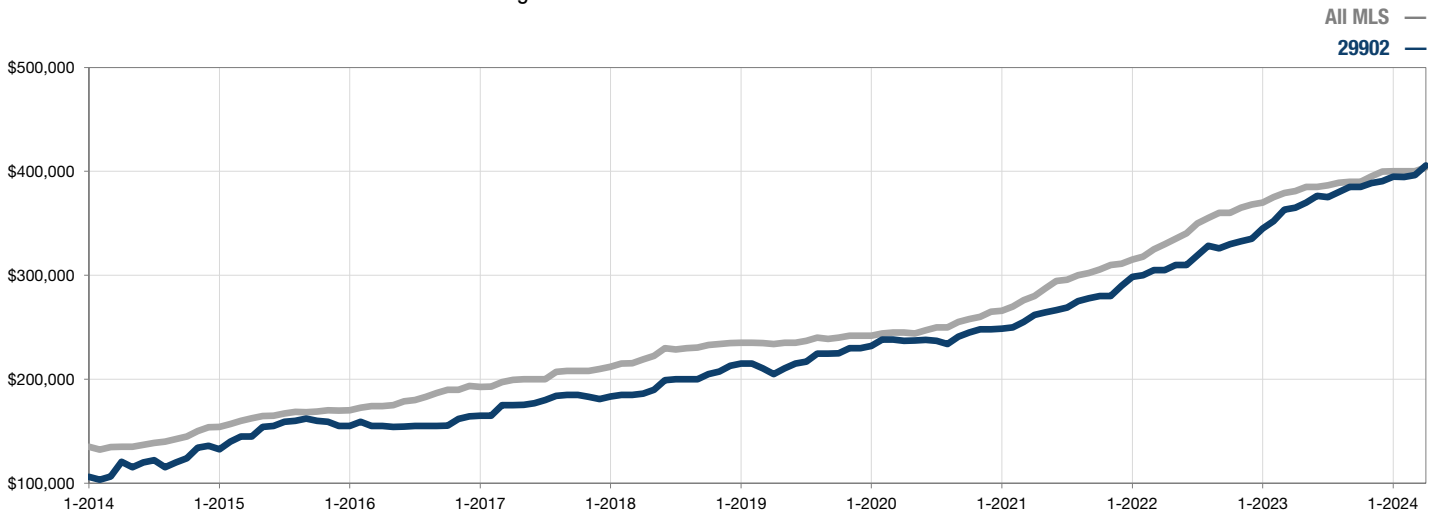
Key Metrics	April			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	44	57	+ 29.5%	170	171	+ 0.6%
Closed Sales	34	38	+ 11.8%	136	132	- 2.9%
Median Sales Price*	\$360,000	\$507,695	+ 41.0%	\$385,500	\$435,000	+ 12.8%
Percent of List Price Received*	98.0%	99.0%	+ 1.1%	98.2%	97.8%	- 0.4%
Days on Market Until Sale	66	73	+ 10.3%	72	79	+ 9.8%
Inventory of Homes for Sale	48	80	+ 66.7%	--	--	--

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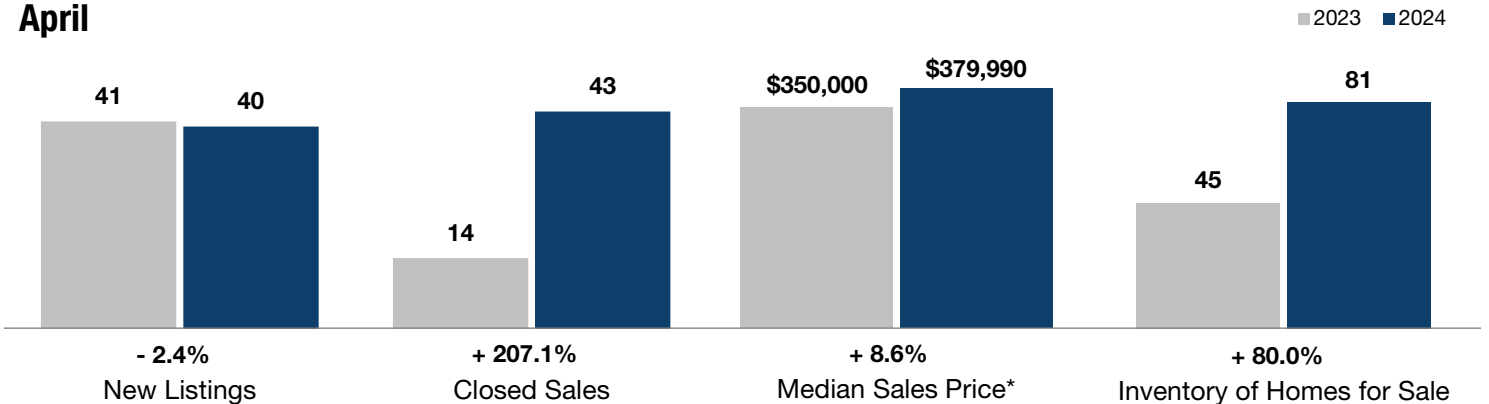
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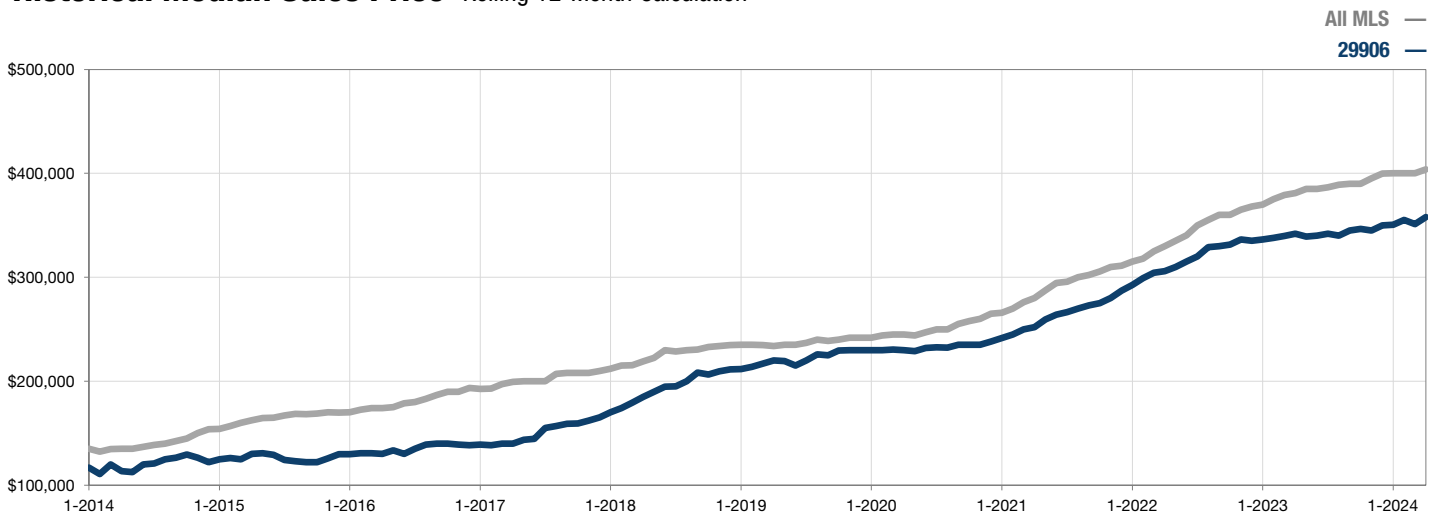
Key Metrics	April			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	41	40	- 2.4%	145	146	+ 0.7%
Closed Sales	14	43	+ 207.1%	100	111	+ 11.0%
Median Sales Price*	\$350,000	\$379,990	+ 8.6%	\$345,000	\$362,000	+ 4.9%
Percent of List Price Received*	99.2%	98.7%	- 0.4%	98.7%	98.6%	- 0.1%
Days on Market Until Sale	77	105	+ 35.8%	66	100	+ 50.4%
Inventory of Homes for Sale	45	81	+ 80.0%	--	--	--

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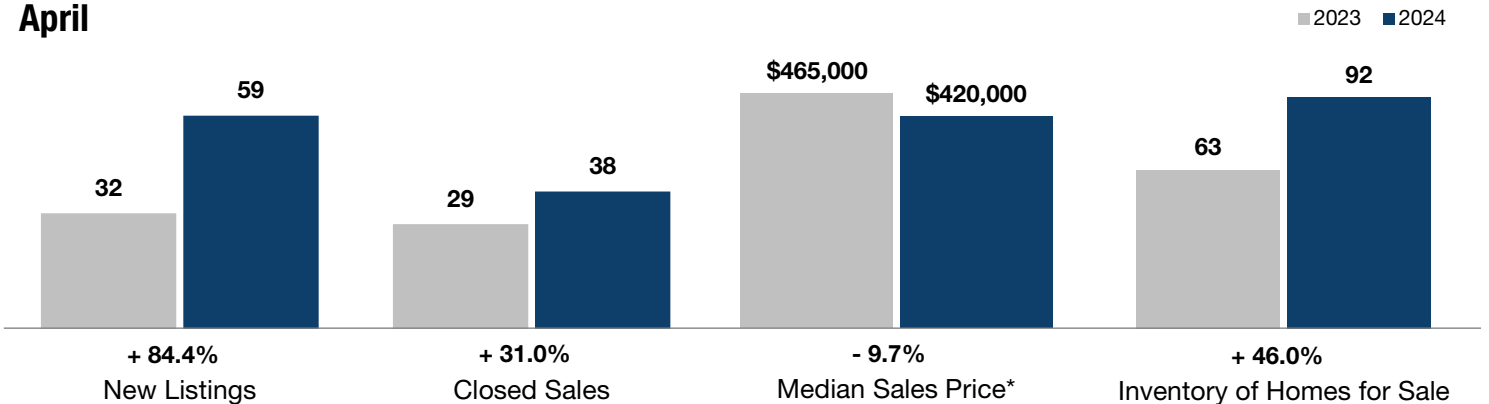
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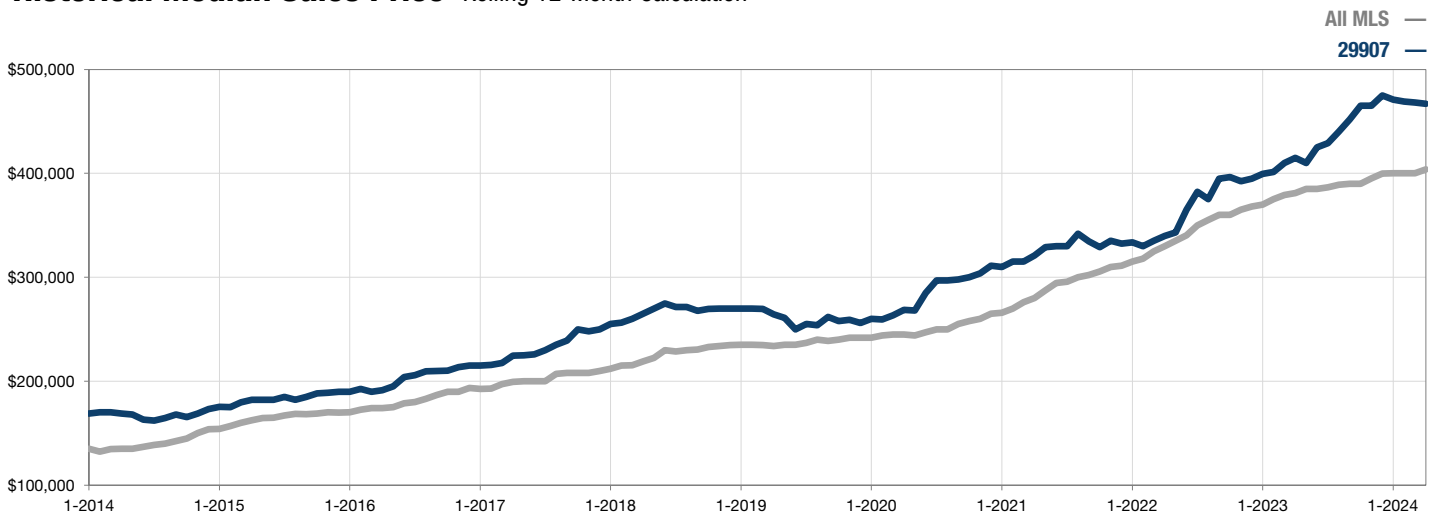
Key Metrics	April			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	32	59	+ 84.4%	126	176	+ 39.7%
Closed Sales	29	38	+ 31.0%	111	115	+ 3.6%
Median Sales Price*	\$465,000	\$420,000	- 9.7%	\$440,000	\$399,900	- 9.1%
Percent of List Price Received*	97.9%	97.6%	- 0.3%	99.0%	98.2%	- 0.8%
Days on Market Until Sale	115	88	- 23.2%	120	95	- 20.5%
Inventory of Homes for Sale	63	92	+ 46.0%	--	--	--

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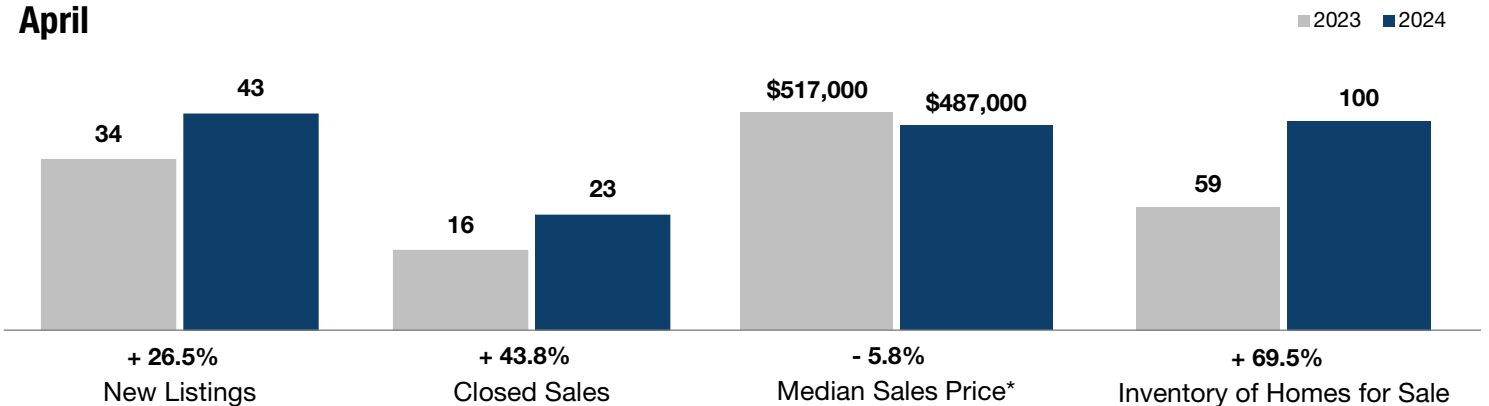
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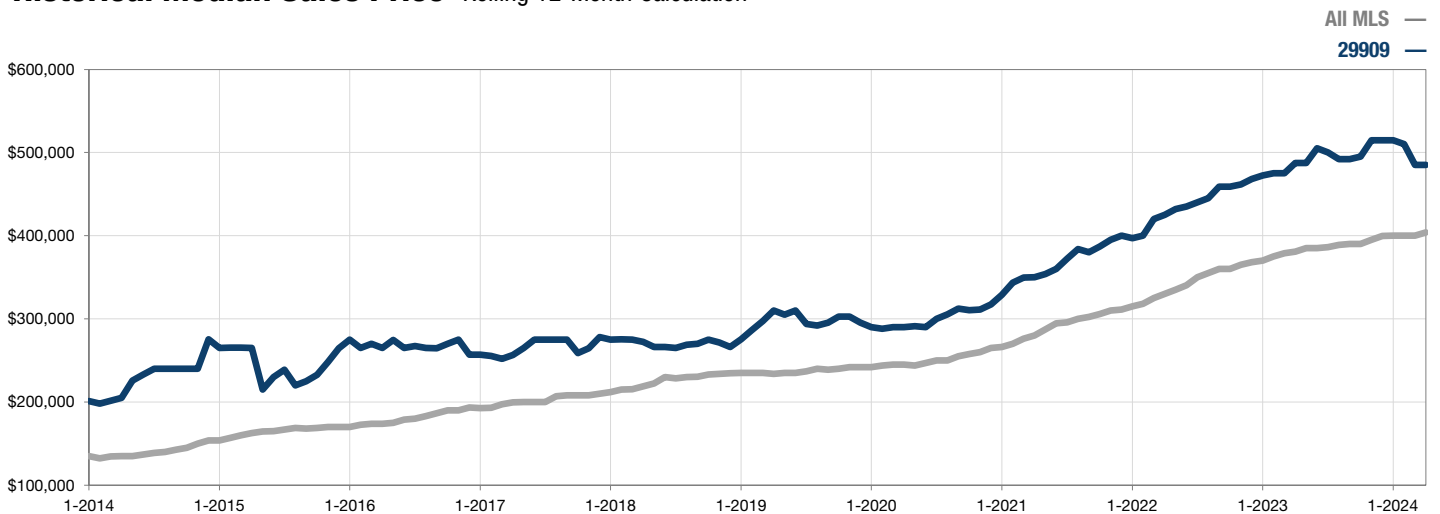
Key Metrics	April			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	34	43	+ 26.5%	97	162	+ 67.0%
Closed Sales	16	23	+ 43.8%	63	82	+ 30.2%
Median Sales Price*	\$517,000	\$487,000	- 5.8%	\$518,000	\$441,495	- 14.8%
Percent of List Price Received*	98.3%	97.2%	- 1.1%	97.2%	98.0%	+ 0.8%
Days on Market Until Sale	110	150	+ 36.6%	106	124	+ 16.5%
Inventory of Homes for Sale	59	100	+ 69.5%	--	--	--

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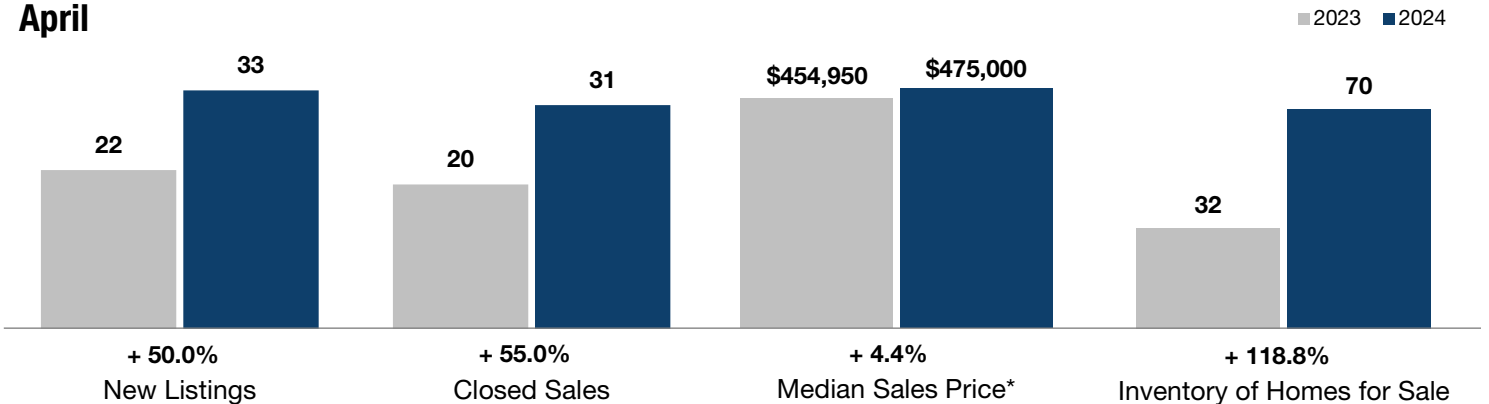
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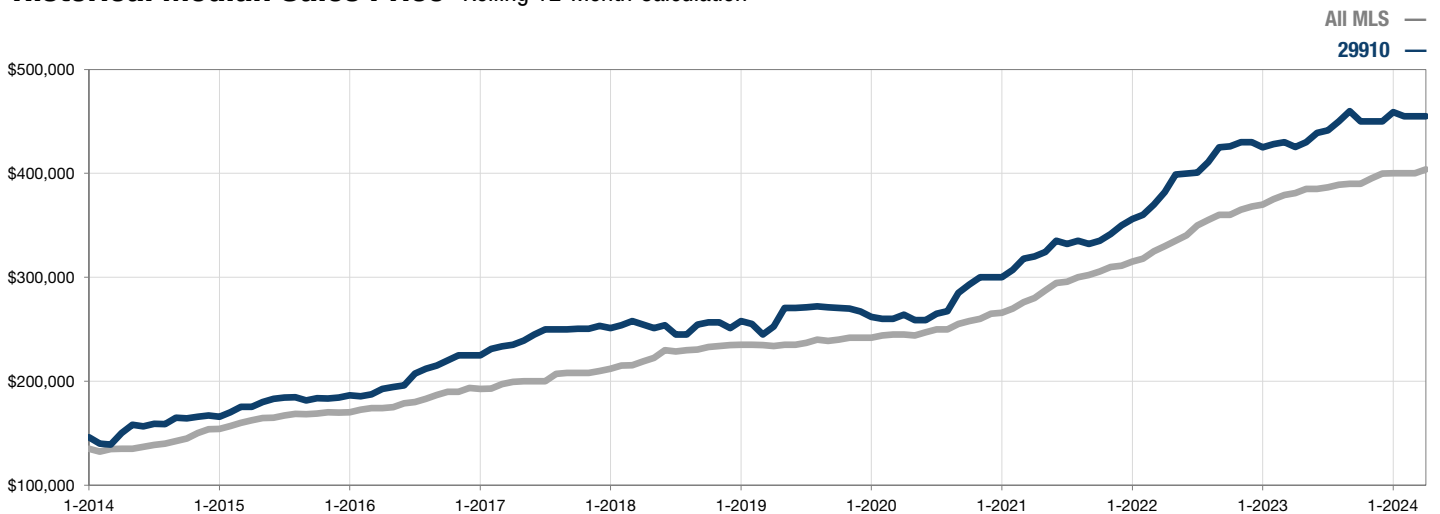
Key Metrics	April			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	22	33	+ 50.0%	94	154	+ 63.8%
Closed Sales	20	31	+ 55.0%	68	95	+ 39.7%
Median Sales Price*	\$454,950	\$475,000	+ 4.4%	\$415,500	\$439,900	+ 5.9%
Percent of List Price Received*	98.3%	98.6%	+ 0.3%	98.0%	97.6%	- 0.5%
Days on Market Until Sale	67	64	- 5.3%	76	77	+ 1.1%
Inventory of Homes for Sale	32	70	+ 118.8%	--	--	--

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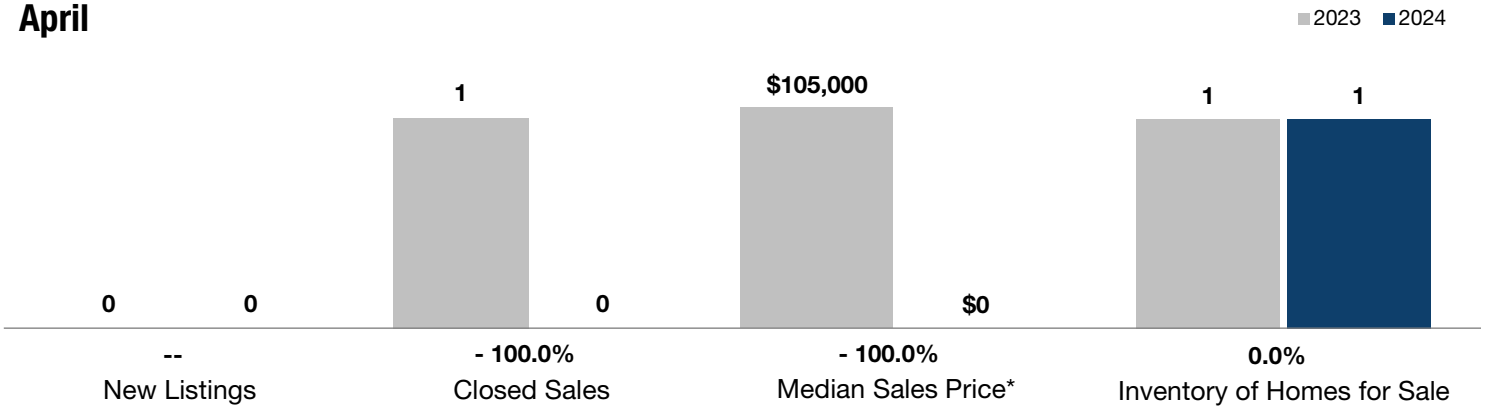
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Key Metrics	April			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	0	0	--	2	2	0.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$105,000	\$0	- 100.0%	\$105,000	\$130,000	+ 23.8%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	100.0%	96.3%	- 3.7%
Days on Market Until Sale	50	0	- 100.0%	50	82	+ 64.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--

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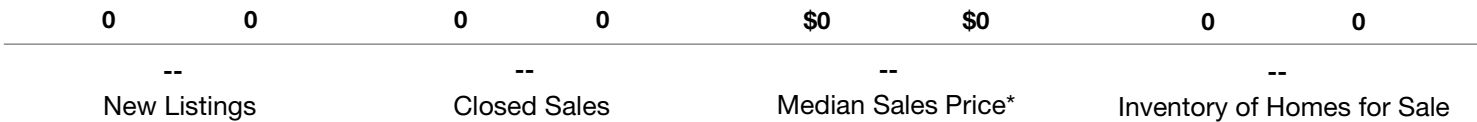
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Key Metrics	April			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	0	0	--	0	0	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$367,000	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	96.6%	--
Days on Market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

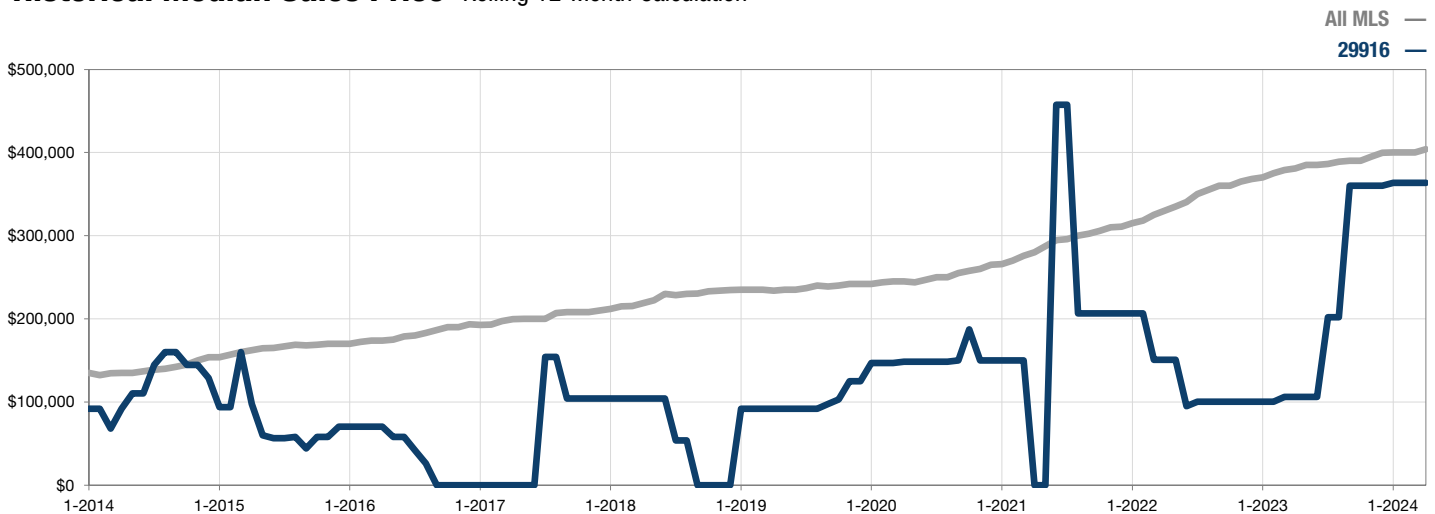
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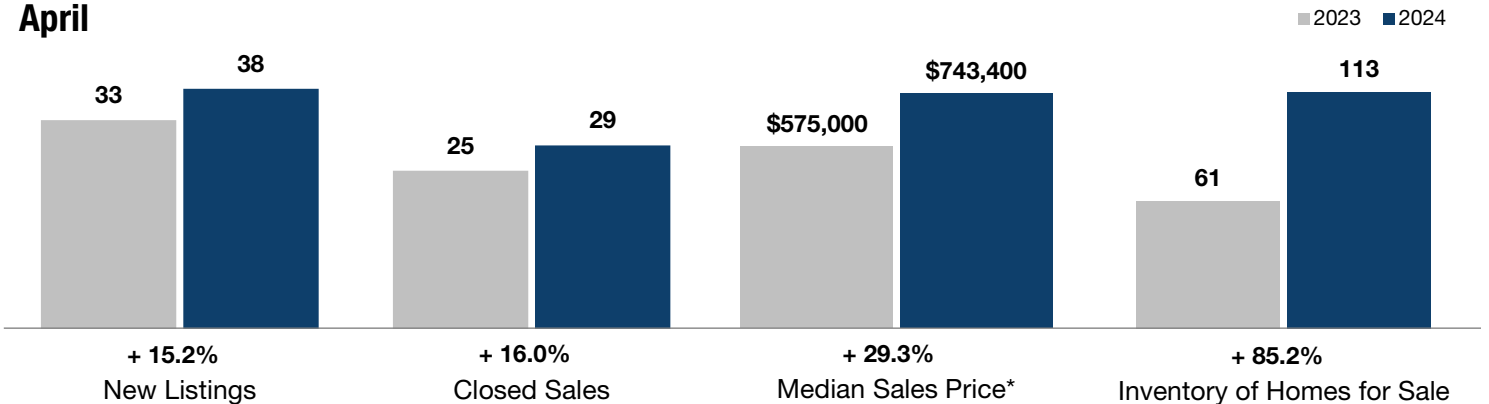
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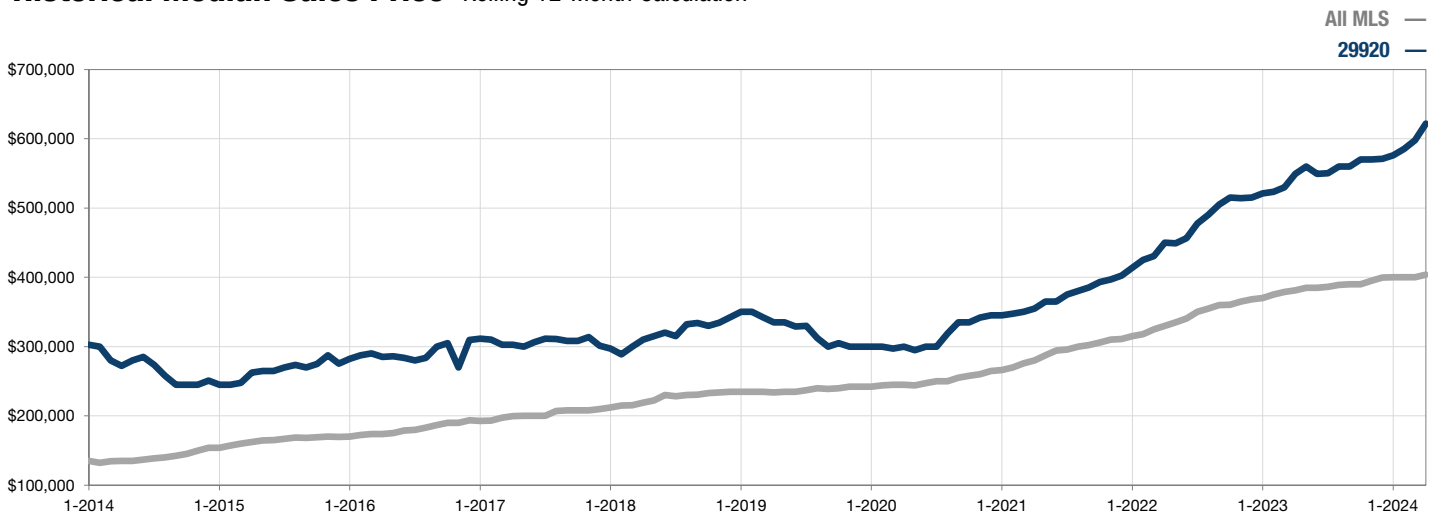
Key Metrics	April			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	33	38	+ 15.2%	116	136	+ 17.2%
Closed Sales	25	29	+ 16.0%	89	80	- 10.1%
Median Sales Price*	\$575,000	\$743,400	+ 29.3%	\$549,000	\$655,000	+ 19.3%
Percent of List Price Received*	96.3%	96.5%	+ 0.2%	96.2%	96.3%	+ 0.1%
Days on Market Until Sale	94	124	+ 32.5%	90	112	+ 24.2%
Inventory of Homes for Sale	61	113	+ 85.2%	--	--	--

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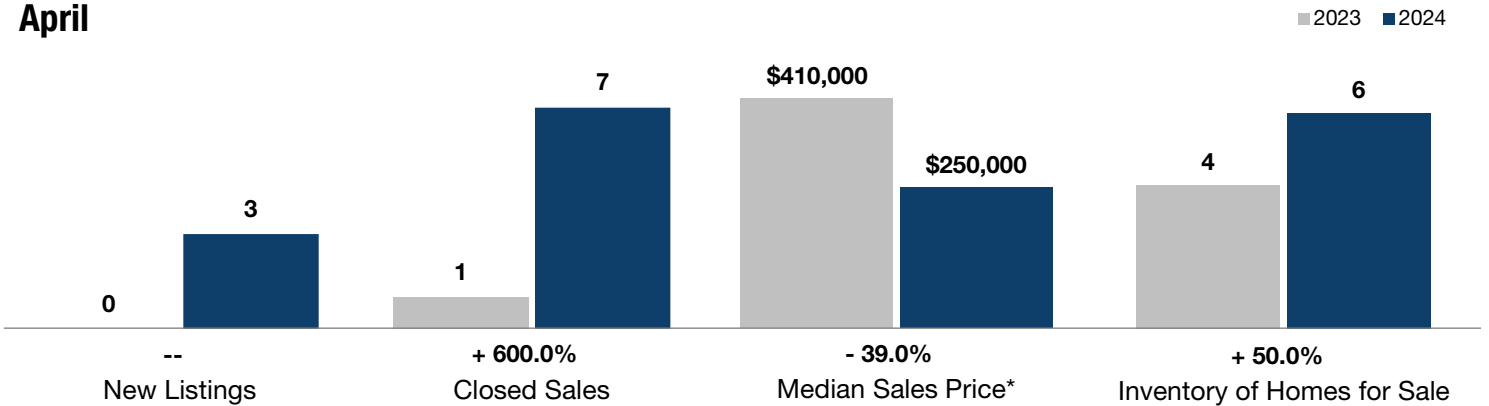
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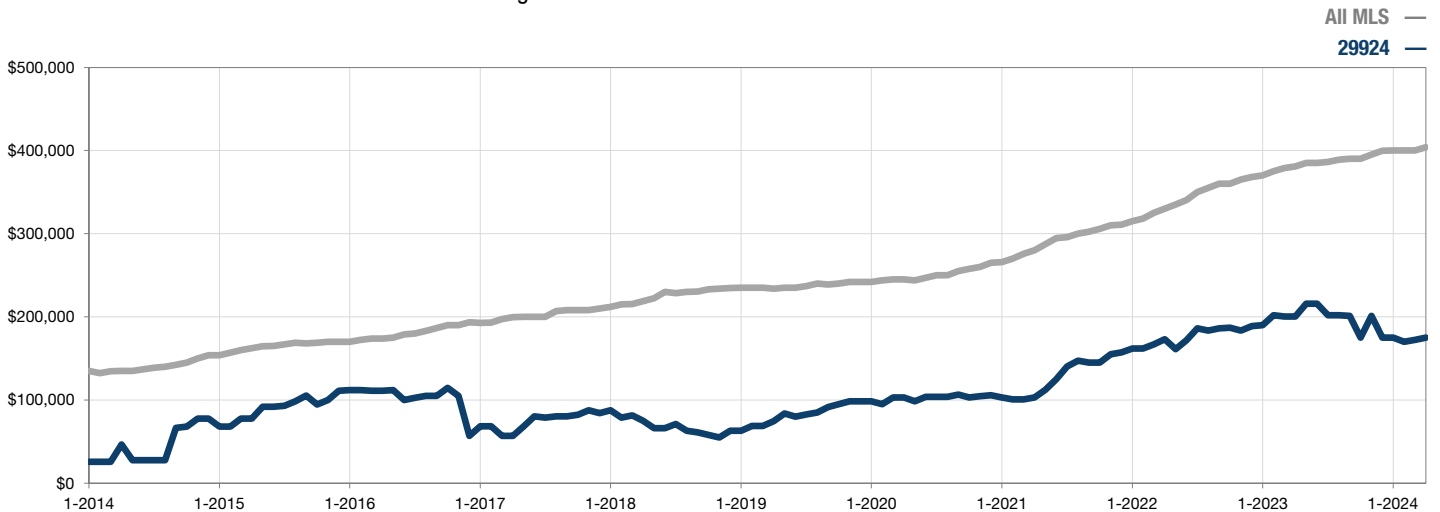
Key Metrics	April			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	0	3	--	5	10	+ 100.0%
Closed Sales	1	7	+ 600.0%	6	13	+ 116.7%
Median Sales Price*	\$410,000	\$250,000	- 39.0%	\$225,950	\$190,000	- 15.9%
Percent of List Price Received*	95.3%	95.7%	+ 0.4%	94.2%	94.1%	- 0.1%
Days on Market Until Sale	56	86	+ 54.1%	87	95	+ 9.2%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--

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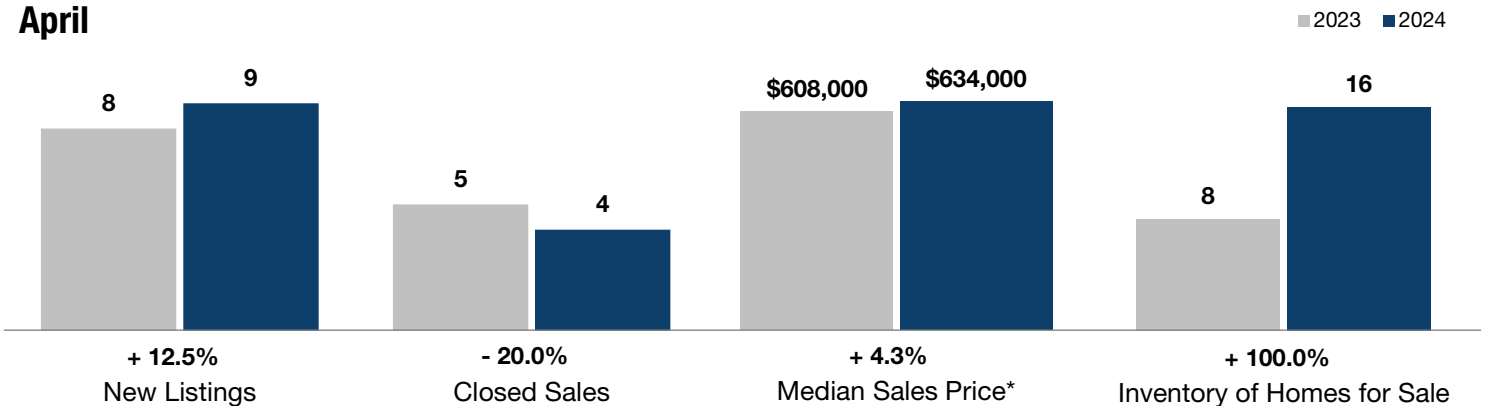
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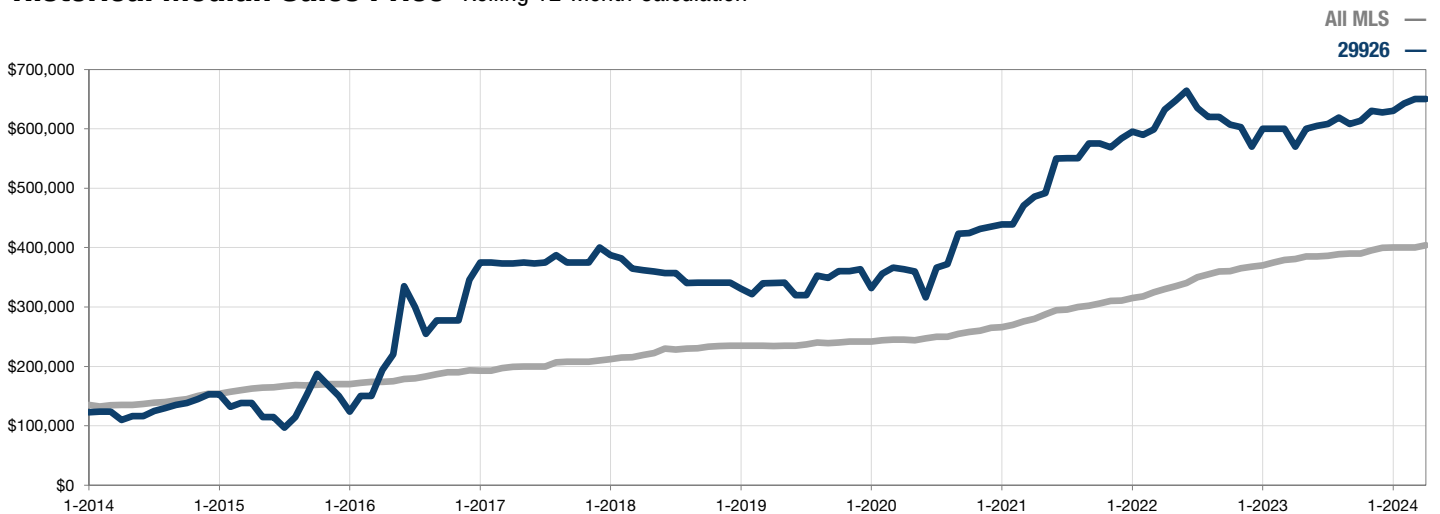
Key Metrics	April			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	8	9	+ 12.5%	30	21	- 30.0%
Closed Sales	5	4	- 20.0%	20	18	- 10.0%
Median Sales Price*	\$608,000	\$634,000	+ 4.3%	\$522,450	\$687,500	+ 31.6%
Percent of List Price Received*	96.7%	91.1%	- 5.8%	98.1%	95.9%	- 2.3%
Days on Market Until Sale	71	78	+ 10.8%	64	102	+ 60.1%
Inventory of Homes for Sale	8	16	+ 100.0%	--	--	--

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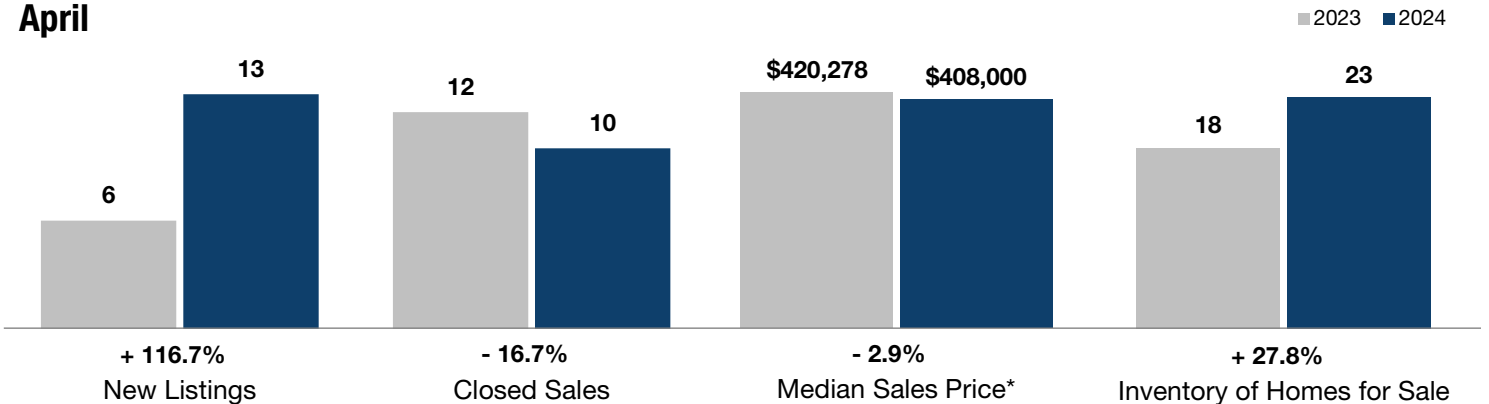
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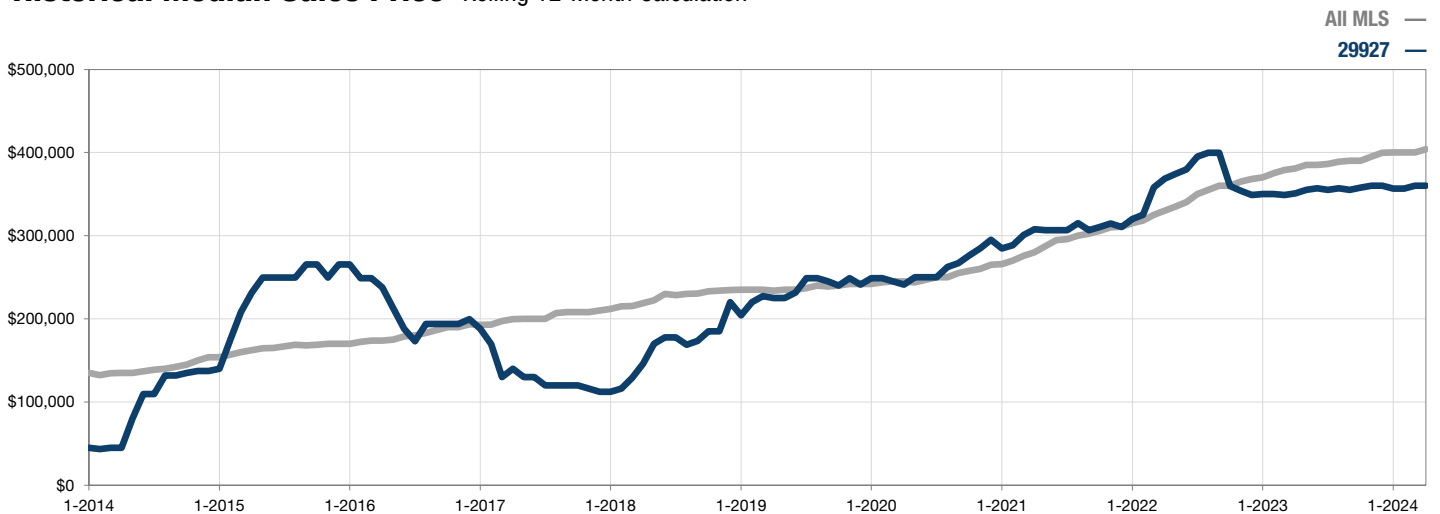
Key Metrics	April			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	6	13	+ 116.7%	23	44	+ 91.3%
Closed Sales	12	10	- 16.7%	31	37	+ 19.4%
Median Sales Price*	\$420,278	\$408,000	- 2.9%	\$379,520	\$385,327	+ 1.5%
Percent of List Price Received*	100.9%	97.9%	- 3.0%	100.3%	98.3%	- 2.0%
Days on Market Until Sale	187	132	- 29.3%	177	129	- 27.1%
Inventory of Homes for Sale	18	23	+ 27.8%	--	--	--

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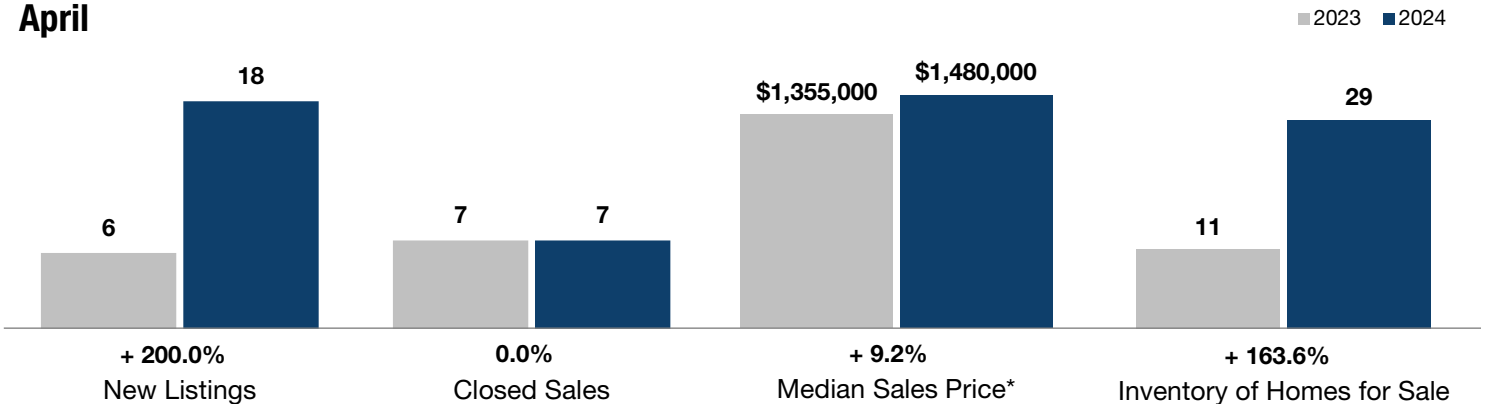
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Key Metrics	April			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	6	18	+ 200.0%	18	44	+ 144.4%
Closed Sales	7	7	0.0%	25	27	+ 8.0%
Median Sales Price*	\$1,355,000	\$1,480,000	+ 9.2%	\$600,000	\$675,000	+ 12.5%
Percent of List Price Received*	101.1%	96.7%	- 4.3%	98.0%	97.5%	- 0.6%
Days on Market Until Sale	125	85	- 31.7%	107	72	- 32.3%
Inventory of Homes for Sale	11	29	+ 163.6%	--	--	--

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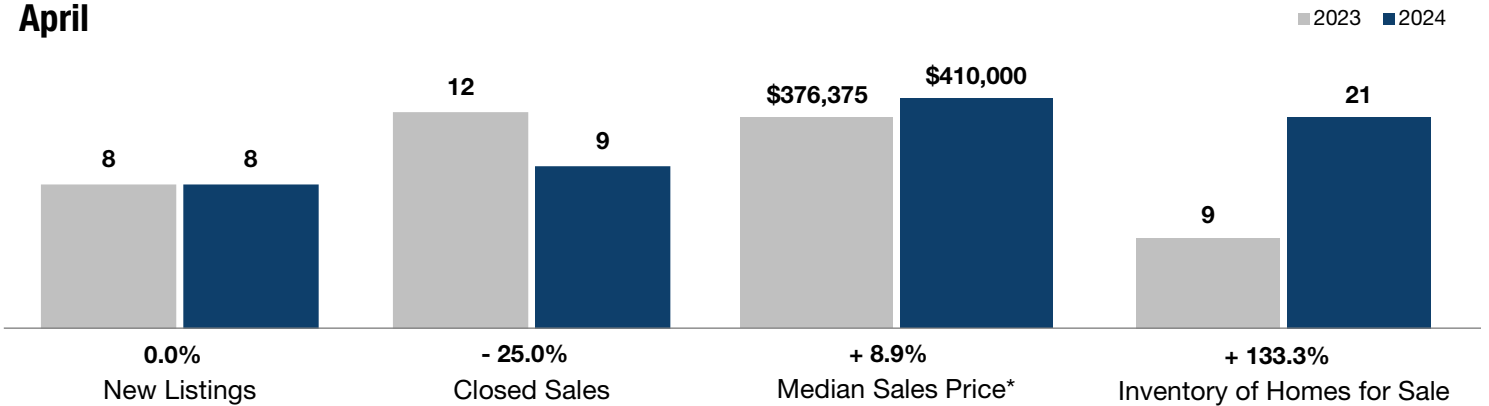
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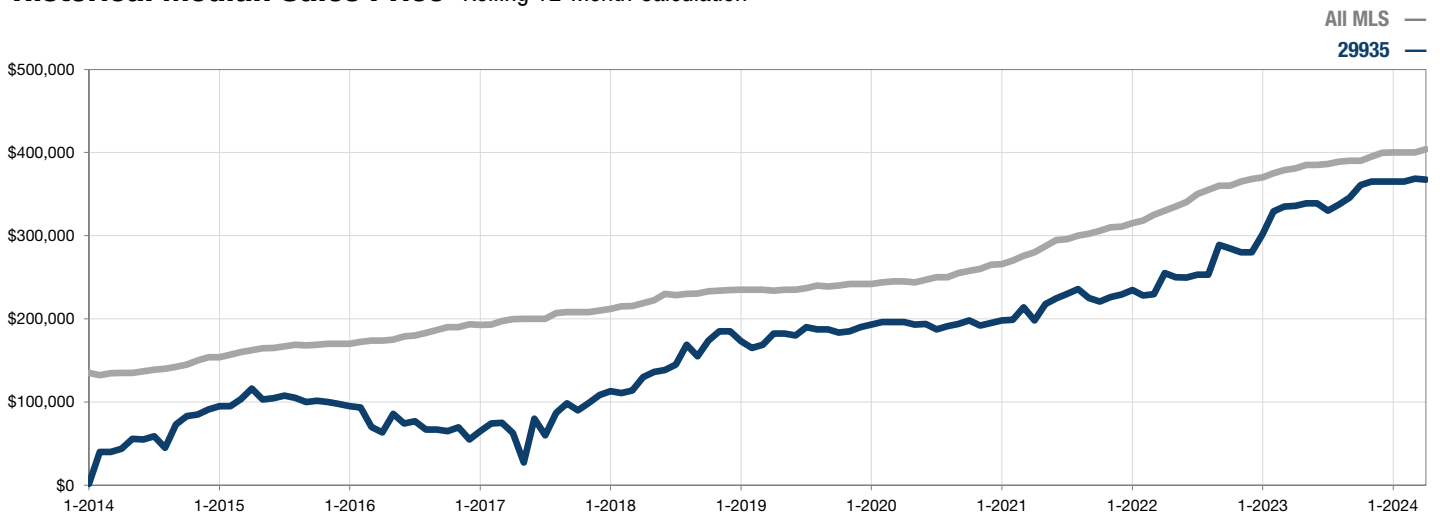
Key Metrics	April			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	8	8	0.0%	31	32	+ 3.2%
Closed Sales	12	9	- 25.0%	34	27	- 20.6%
Median Sales Price*	\$376,375	\$410,000	+ 8.9%	\$363,000	\$348,900	- 3.9%
Percent of List Price Received*	99.1%	98.2%	- 1.0%	100.3%	98.8%	- 1.5%
Days on Market Until Sale	111	127	+ 14.4%	125	133	+ 5.9%
Inventory of Homes for Sale	9	21	+ 133.3%	--	--	--

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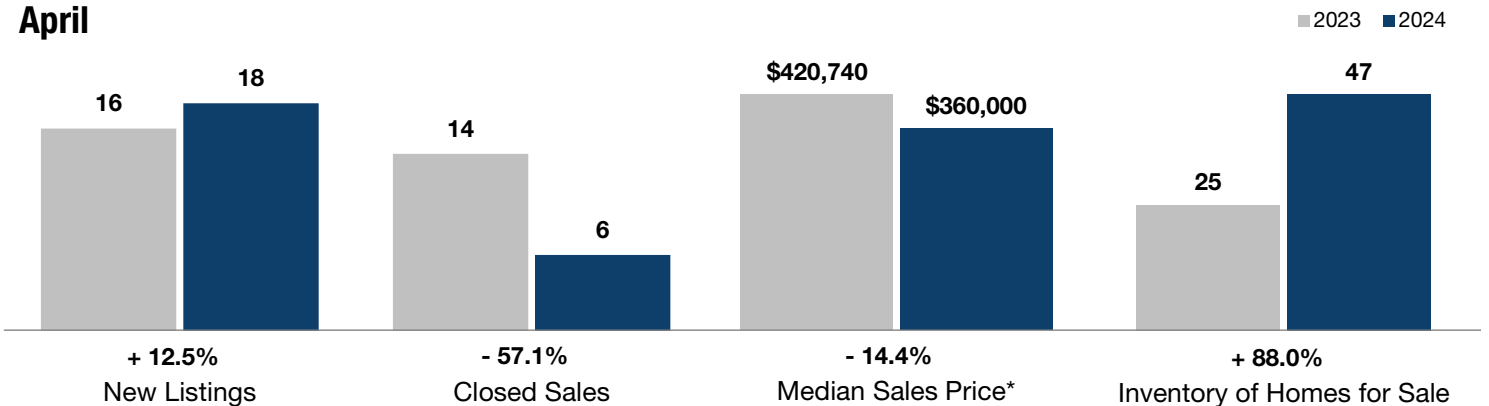
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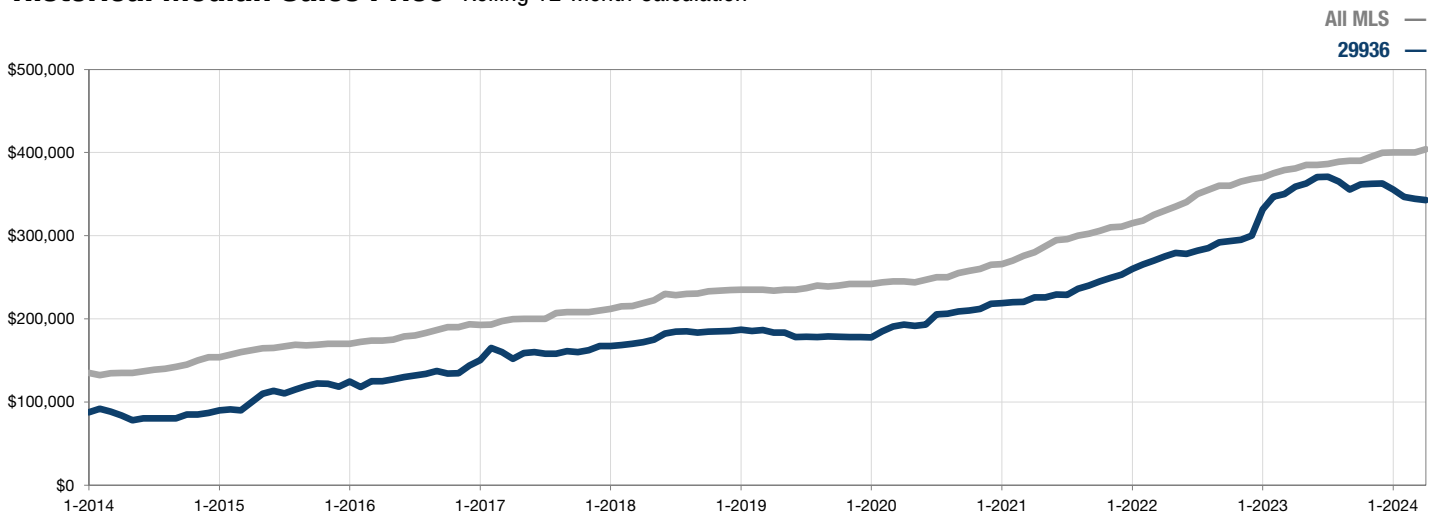
Key Metrics	April			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	16	18	+ 12.5%	71	80	+ 12.7%
Closed Sales	14	6	- 57.1%	56	37	- 33.9%
Median Sales Price*	\$420,740	\$360,000	- 14.4%	\$399,986	\$346,990	- 13.2%
Percent of List Price Received*	99.5%	97.5%	- 2.0%	98.8%	98.2%	- 0.6%
Days on Market Until Sale	150	129	- 14.1%	150	119	- 20.8%
Inventory of Homes for Sale	25	47	+ 88.0%	--	--	--

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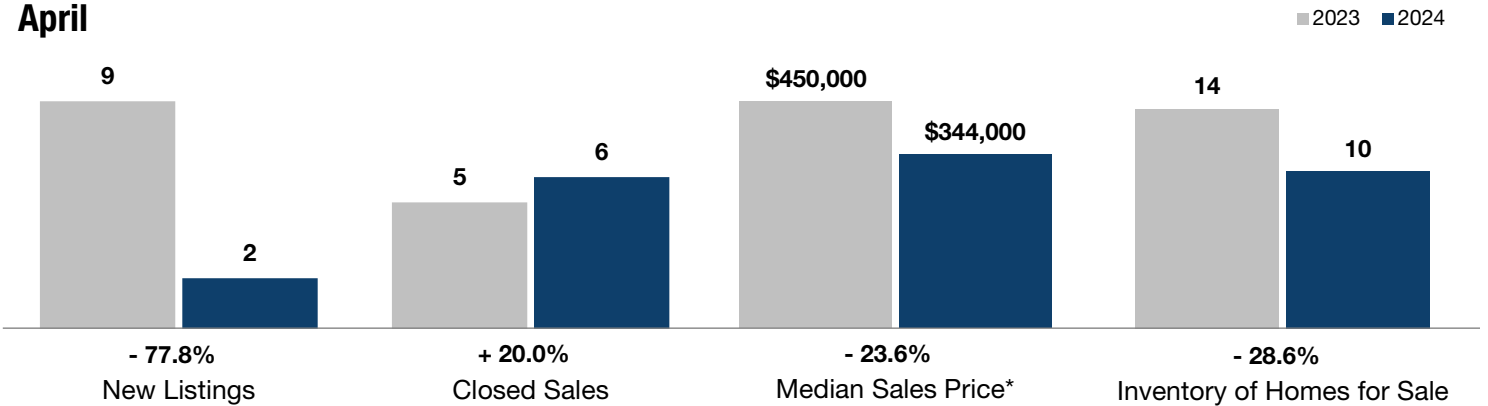
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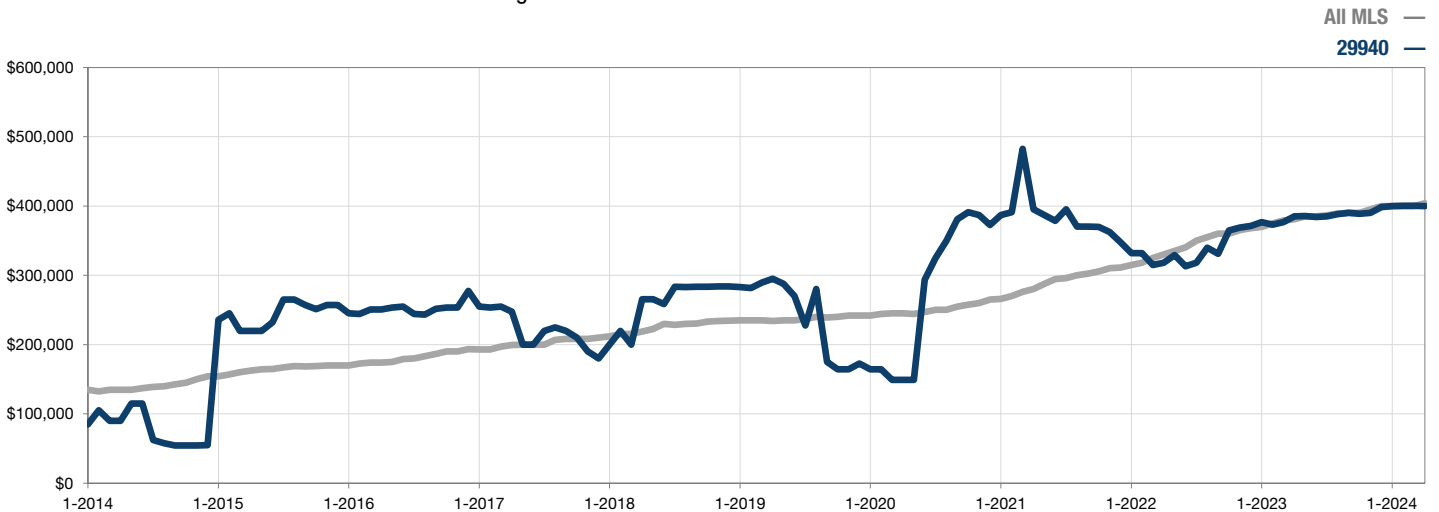
Key Metrics	April			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	9	2	- 77.8%	24	15	- 37.5%
Closed Sales	5	6	+ 20.0%	17	18	+ 5.9%
Median Sales Price*	\$450,000	\$344,000	- 23.6%	\$386,415	\$397,006	+ 2.7%
Percent of List Price Received*	99.6%	99.5%	- 0.1%	95.4%	98.7%	+ 3.5%
Days on Market Until Sale	183	138	- 24.6%	172	122	- 29.4%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--

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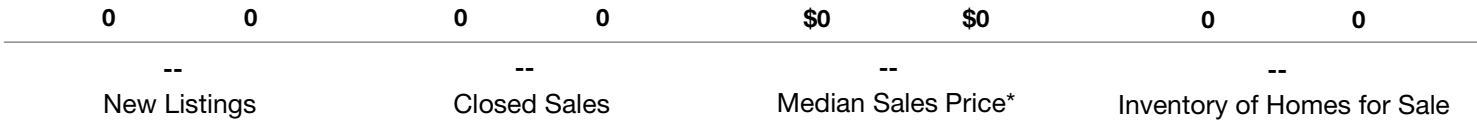
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Key Metrics	April			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until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

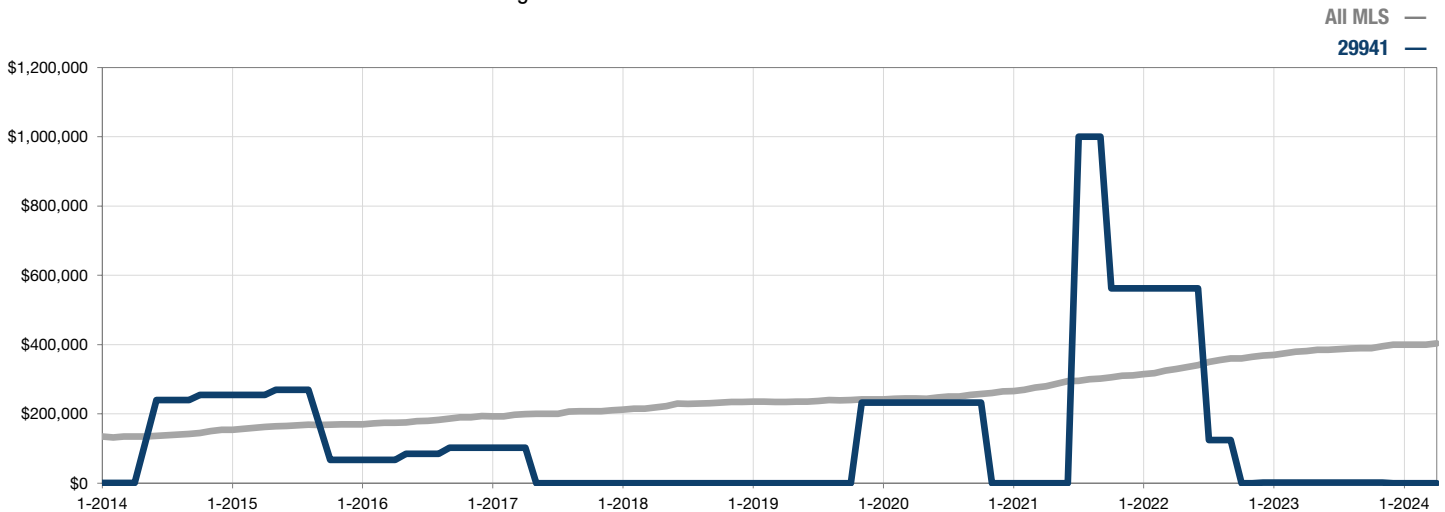
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

April

■ 2023 ■ 2024



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update – April 2024

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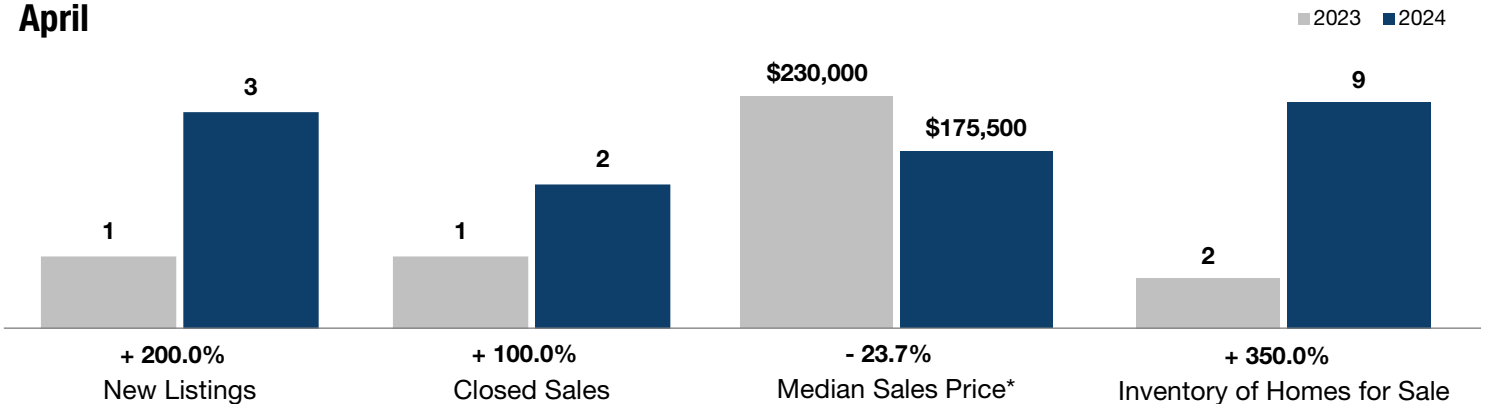
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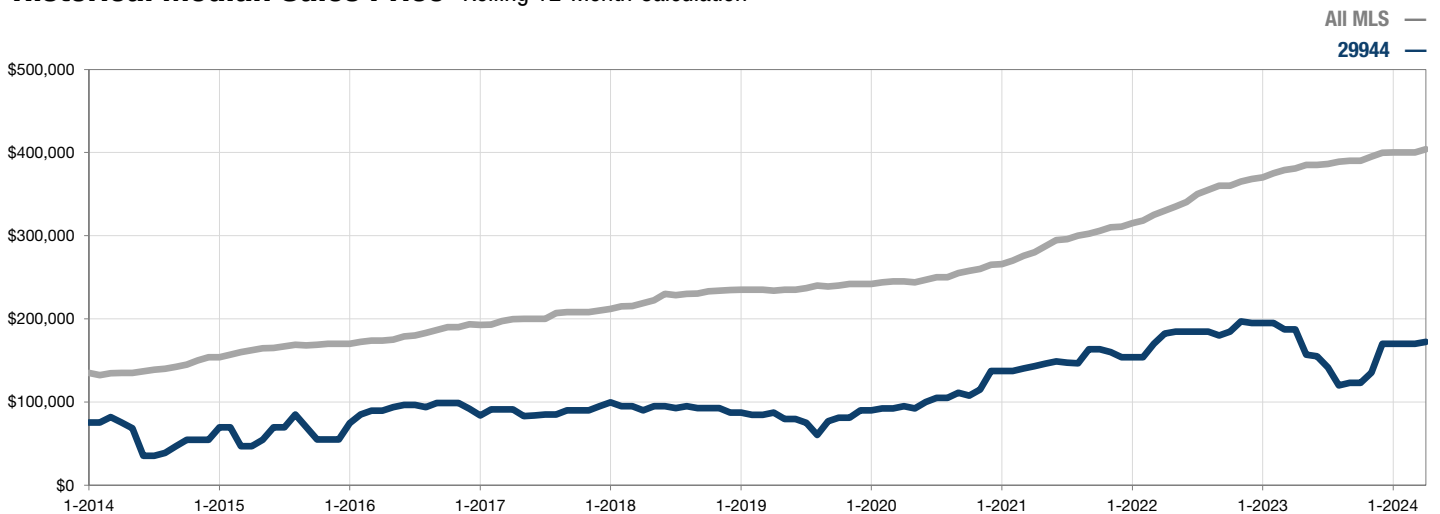
Key Metrics	April			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	1	3	+ 200.0%	3	10	+ 233.3%
Closed Sales	1	2	+ 100.0%	2	3	+ 50.0%
Median Sales Price*	\$230,000	\$175,500	- 23.7%	\$148,250	\$176,000	+ 18.7%
Percent of List Price Received*	96.0%	95.4%	- 0.7%	98.0%	96.2%	- 1.8%
Days on Market Until Sale	60	61	+ 1.7%	89	119	+ 34.8%
Inventory of Homes for Sale	2	9	+ 350.0%	--	--	--

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April



Historical Median Sales Price Rolling 12-Month Calculation



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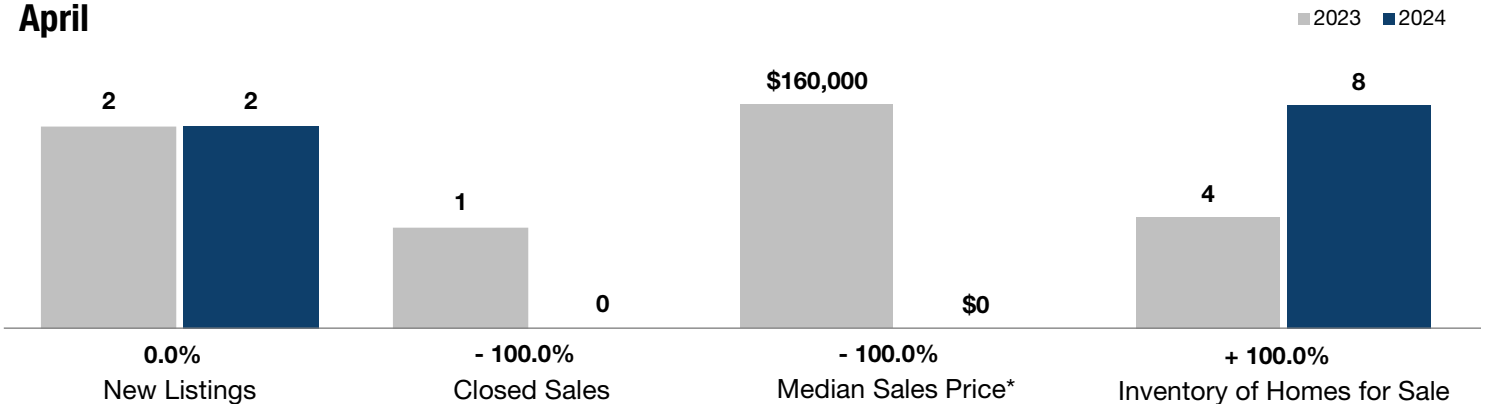
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Key Metrics	April			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	2	2	0.0%	6	11	+ 83.3%
Closed Sales	1	0	- 100.0%	3	5	+ 66.7%
Median Sales Price*	\$160,000	\$0	- 100.0%	\$190,000	\$250,505	+ 31.8%
Percent of List Price Received*	80.0%	0.0%	- 100.0%	94.1%	102.0%	+ 8.4%
Days on Market Until Sale	200	0	- 100.0%	103	66	- 36.1%
Inventory of Homes for Sale	4	8	+ 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.

April



Historical Median Sales Price Rolling 12-Month Calculation

