

Local Market Update – May 2024

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

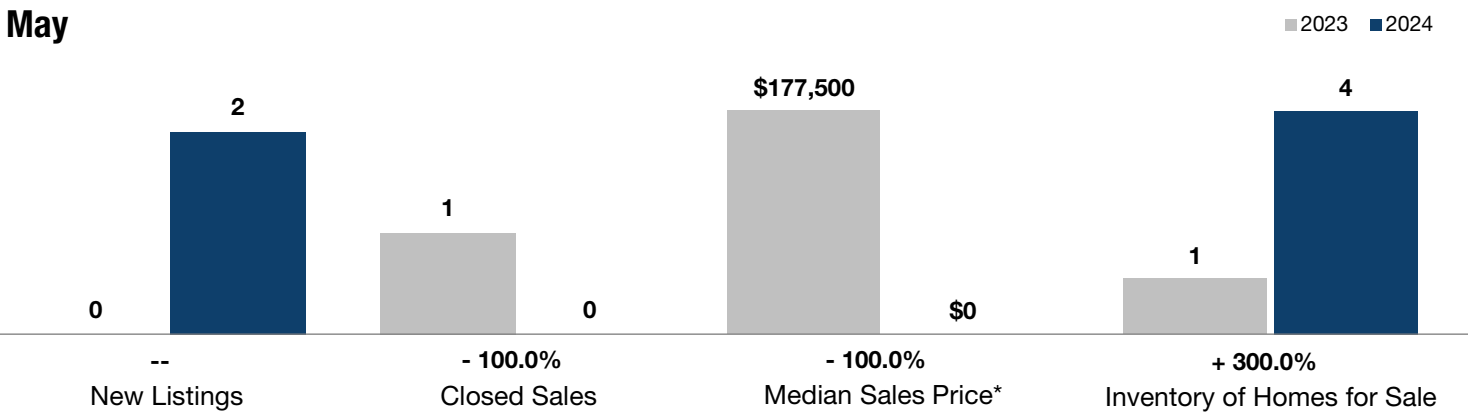


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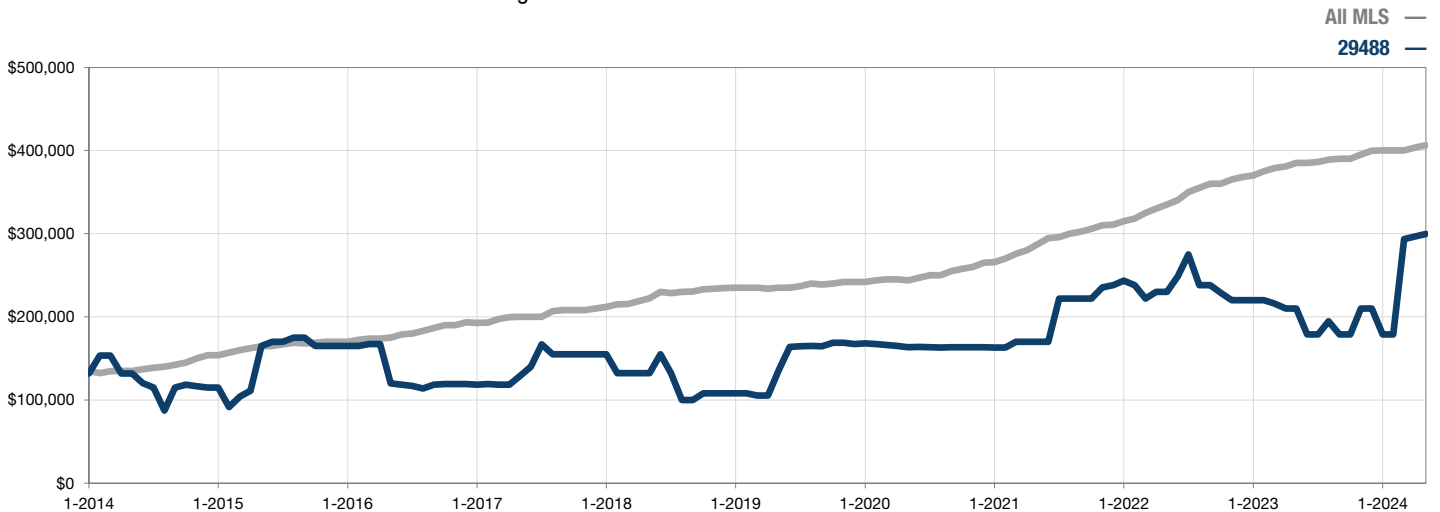
29488

Key Metrics	May			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	0	2	--	6	5	- 16.7%
Closed Sales	1	0	- 100.0%	7	1	- 85.7%
Median Sales Price*	\$177,500	\$0	- 100.0%	\$179,000	\$315,000	+ 76.0%
Percent of List Price Received*	84.5%	0.0%	- 100.0%	93.8%	100.0%	+ 6.6%
Days on Market Until Sale	30	0	- 100.0%	101	29	- 71.4%
Inventory of Homes for Sale	1	4	+ 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.



Historical Median Sales Price Rolling 12-Month Calculation



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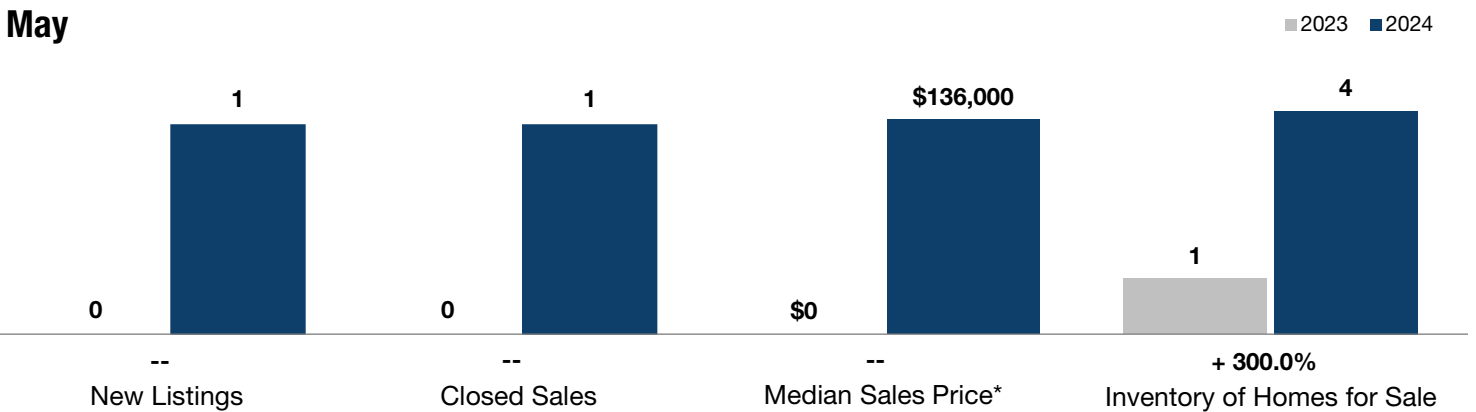


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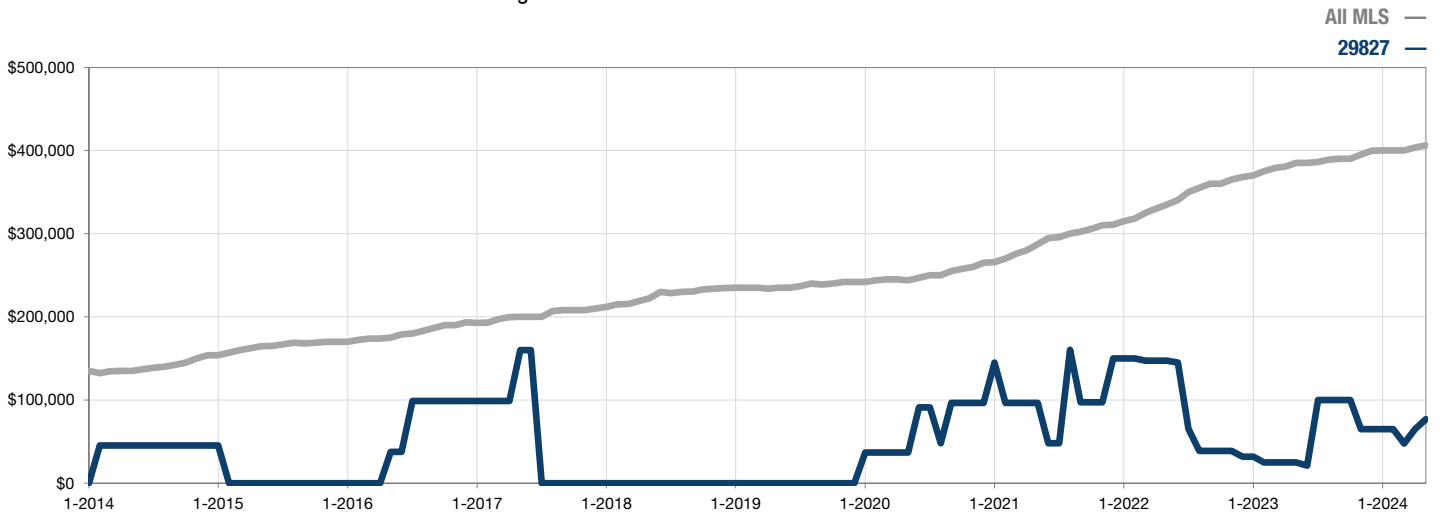
29827

Key Metrics	May			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	0	1	--	2	7	+ 250.0%
Closed Sales	0	1	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$136,000	--	\$135,000	\$112,500	- 16.7%
Percent of List Price Received*	0.0%	97.2%	--	84.4%	98.6%	+ 16.8%
Days on Market Until Sale	0	29	--	100	43	- 57.5%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--

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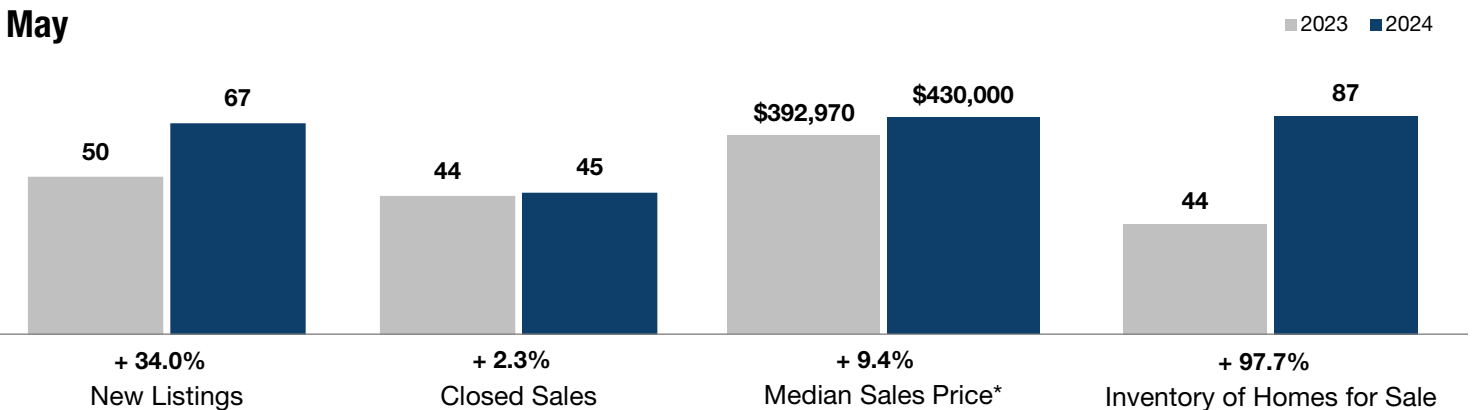


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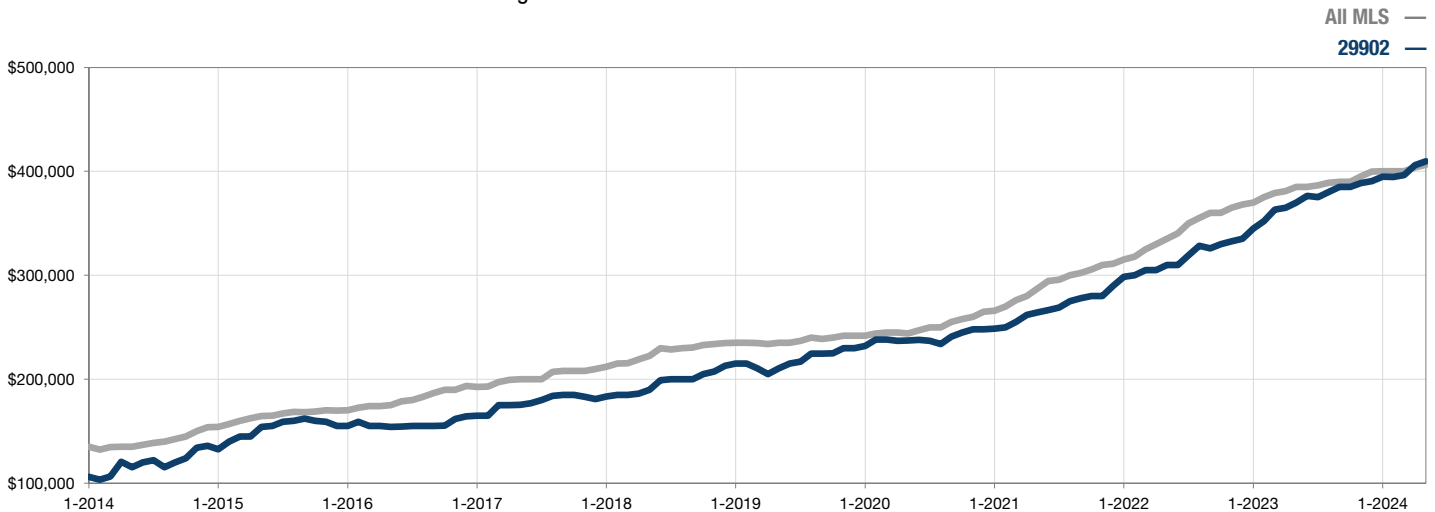
29902

Key Metrics	May			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	50	67	+ 34.0%	220	239	+ 8.6%
Closed Sales	44	45	+ 2.3%	180	177	- 1.7%
Median Sales Price*	\$392,970	\$430,000	+ 9.4%	\$388,753	\$435,000	+ 11.9%
Percent of List Price Received*	98.9%	98.0%	- 0.9%	98.4%	97.9%	- 0.5%
Days on Market Until Sale	67	83	+ 24.0%	71	80	+ 13.1%
Inventory of Homes for Sale	44	87	+ 97.7%	--	--	--

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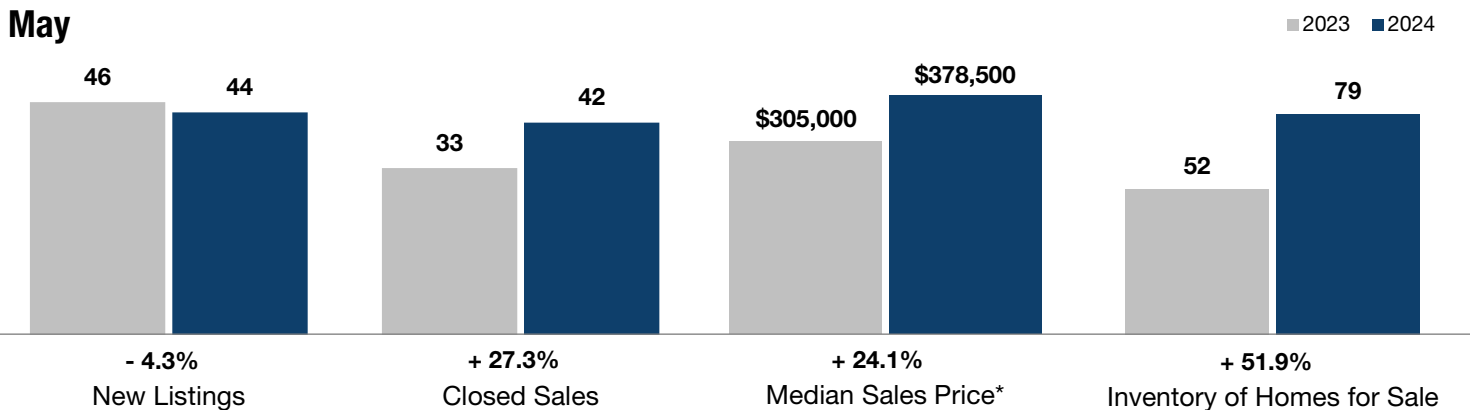


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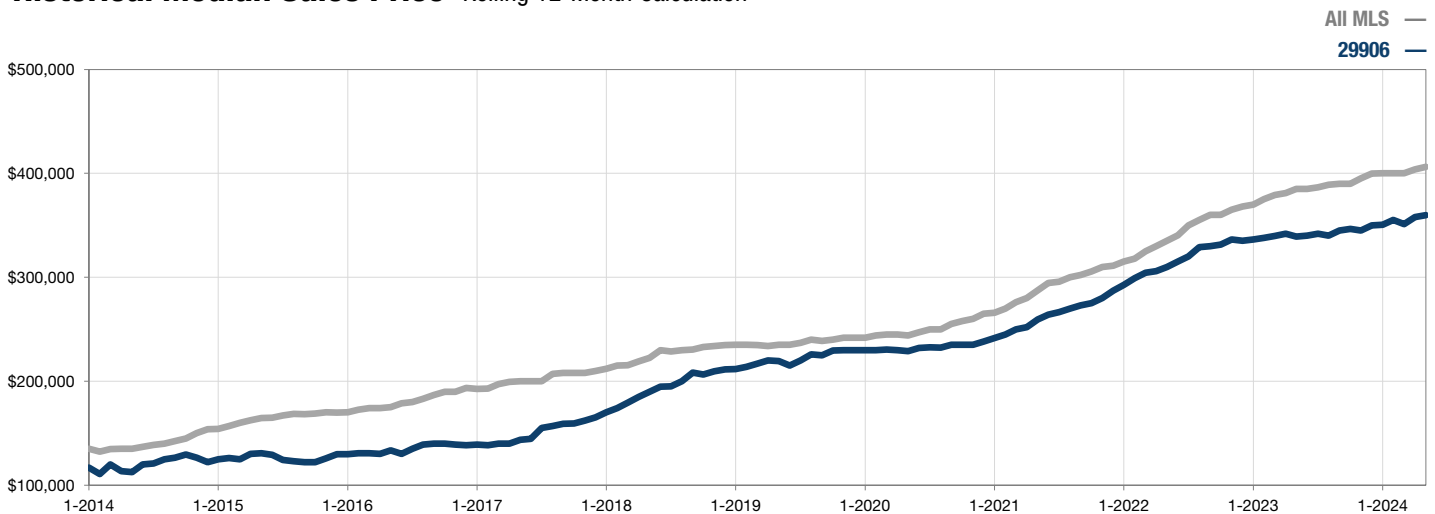
29906

Key Metrics	May			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	46	44	- 4.3%	191	192	+ 0.5%
Closed Sales	33	42	+ 27.3%	133	154	+ 15.8%
Median Sales Price*	\$305,000	\$378,500	+ 24.1%	\$342,000	\$365,000	+ 6.7%
Percent of List Price Received*	98.4%	99.0%	+ 0.6%	98.6%	98.7%	+ 0.1%
Days on Market Until Sale	60	86	+ 43.3%	65	96	+ 47.6%
Inventory of Homes for Sale	52	79	+ 51.9%	--	--	--

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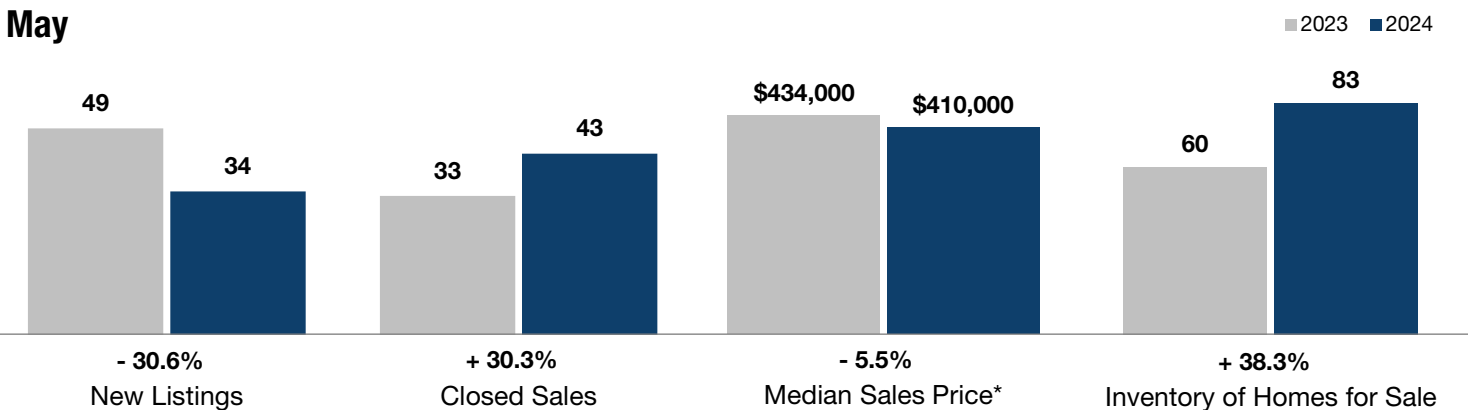


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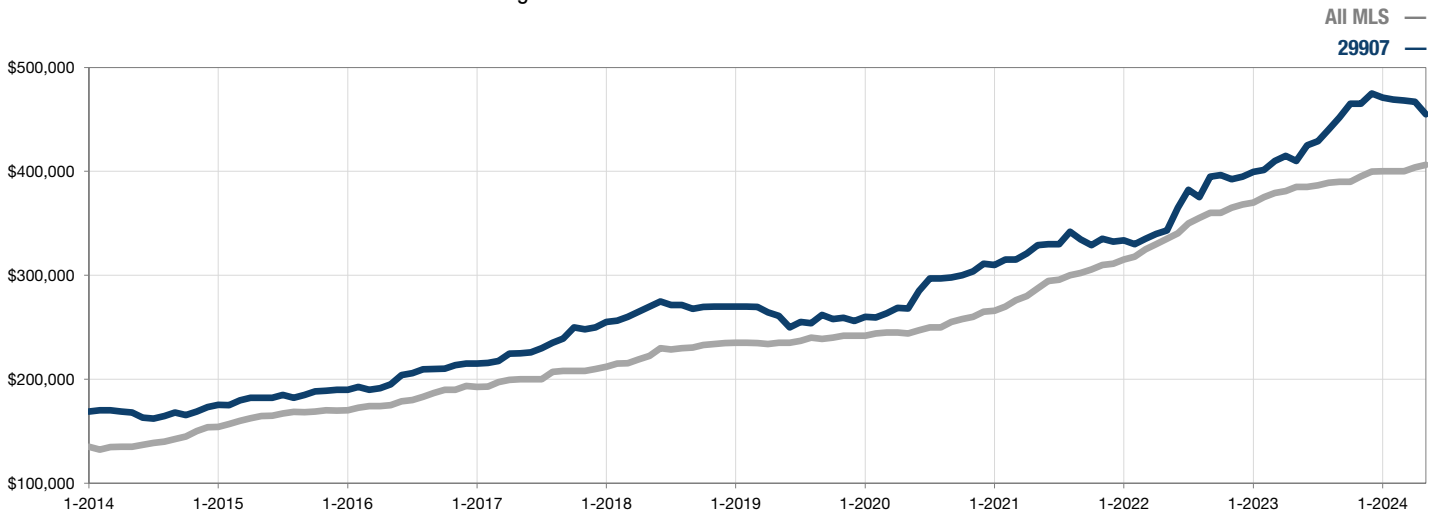
29907

Key Metrics	May			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	49	34	- 30.6%	175	201	+ 14.9%
Closed Sales	33	43	+ 30.3%	144	158	+ 9.7%
Median Sales Price*	\$434,000	\$410,000	- 5.5%	\$438,500	\$399,950	- 8.8%
Percent of List Price Received*	99.3%	98.9%	- 0.4%	99.1%	98.4%	- 0.7%
Days on Market Until Sale	82	93	+ 13.6%	111	95	- 14.8%
Inventory of Homes for Sale	60	83	+ 38.3%	--	--	--

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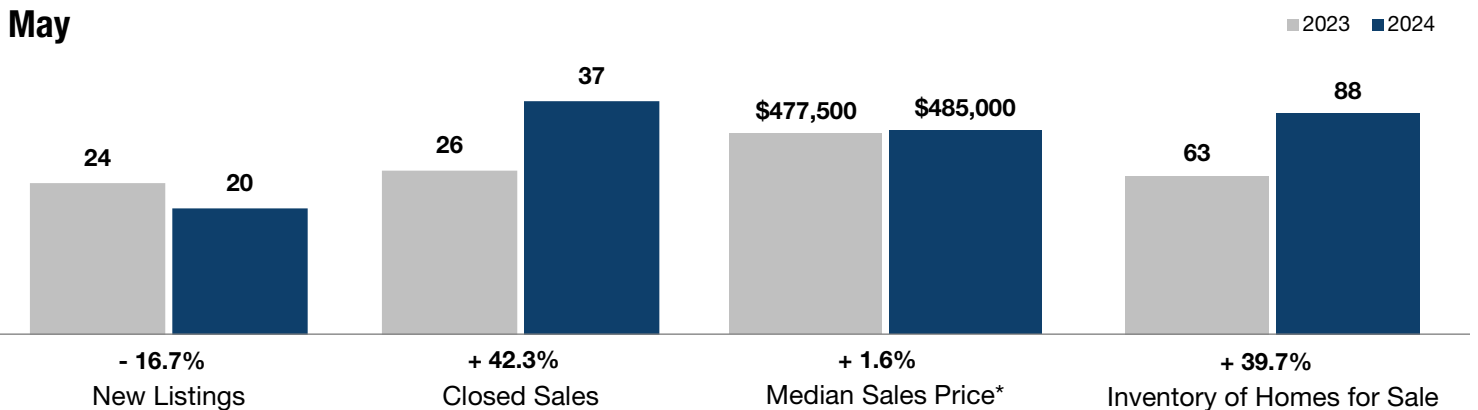


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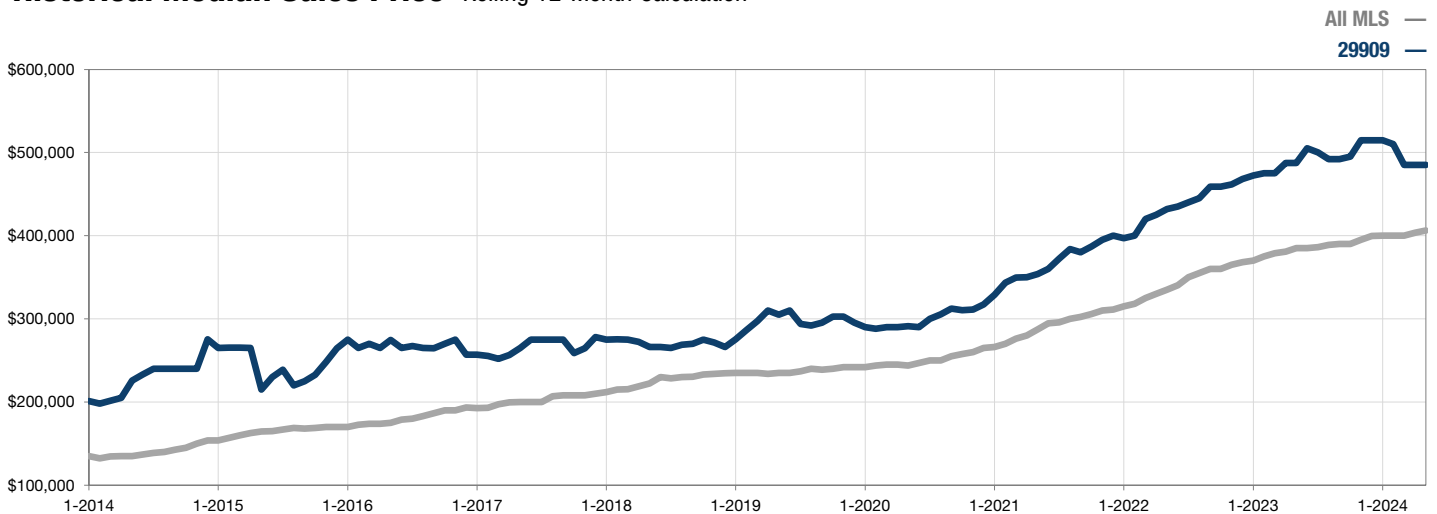
29909

Key Metrics	May			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	24	20	- 16.7%	121	188	+ 55.4%
Closed Sales	26	37	+ 42.3%	89	119	+ 33.7%
Median Sales Price*	\$477,500	\$485,000	+ 1.6%	\$513,000	\$443,675	- 13.5%
Percent of List Price Received*	97.5%	98.3%	+ 0.8%	97.3%	98.1%	+ 0.8%
Days on Market Until Sale	115	85	- 26.3%	109	112	+ 2.7%
Inventory of Homes for Sale	63	88	+ 39.7%	--	--	--

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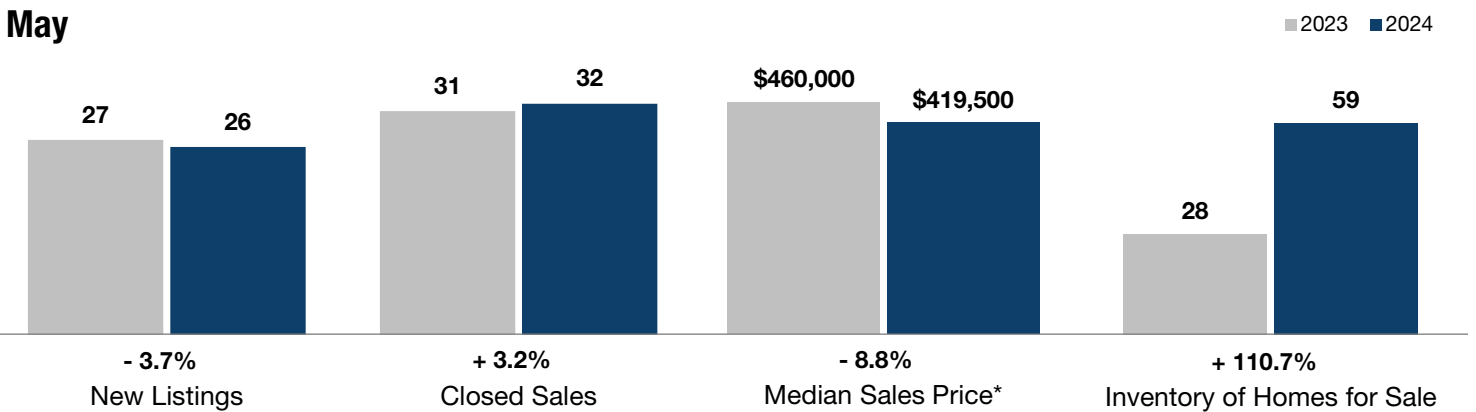


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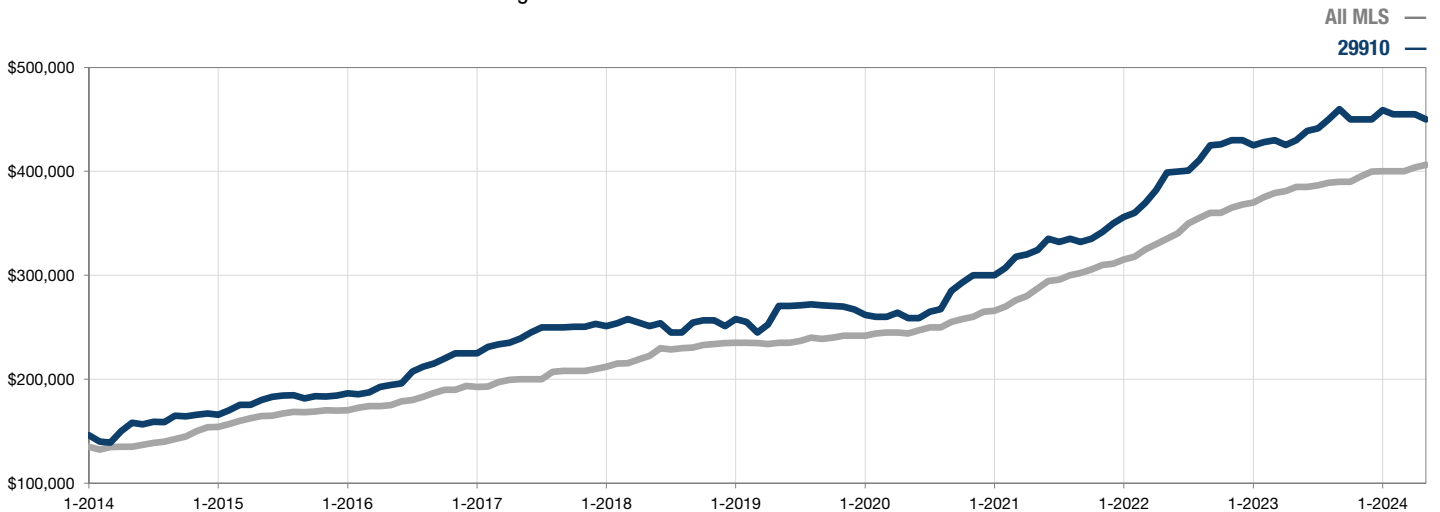
29910

Key Metrics	May			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	27	26	- 3.7%	121	178	+ 47.1%
Closed Sales	31	32	+ 3.2%	99	131	+ 32.3%
Median Sales Price*	\$460,000	\$419,500	- 8.8%	\$429,900	\$440,000	+ 2.3%
Percent of List Price Received*	99.4%	97.9%	- 1.6%	98.5%	97.7%	- 0.8%
Days on Market Until Sale	60	99	+ 65.6%	71	82	+ 15.4%
Inventory of Homes for Sale	28	59	+ 110.7%	--	--	--

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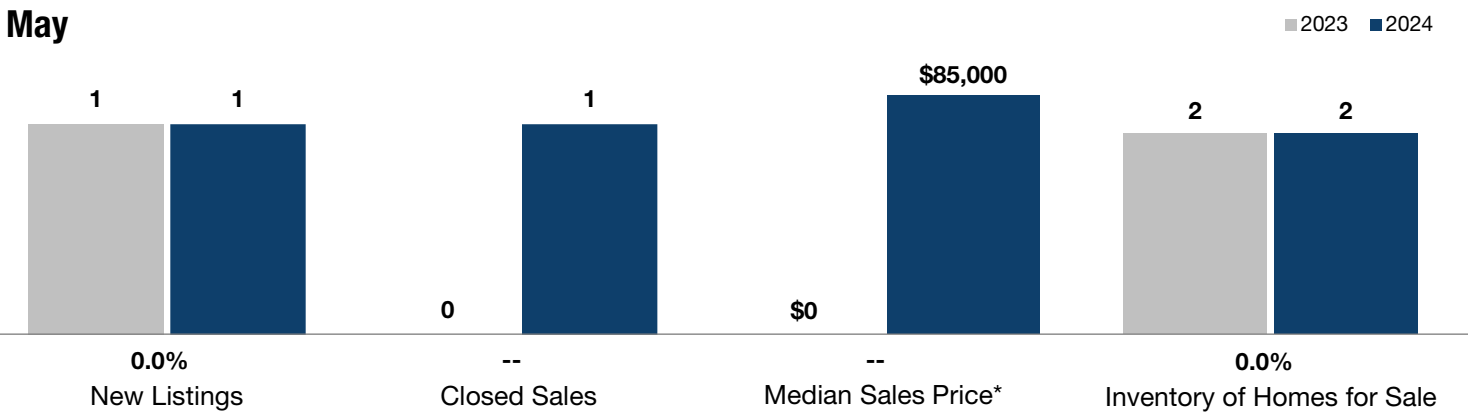


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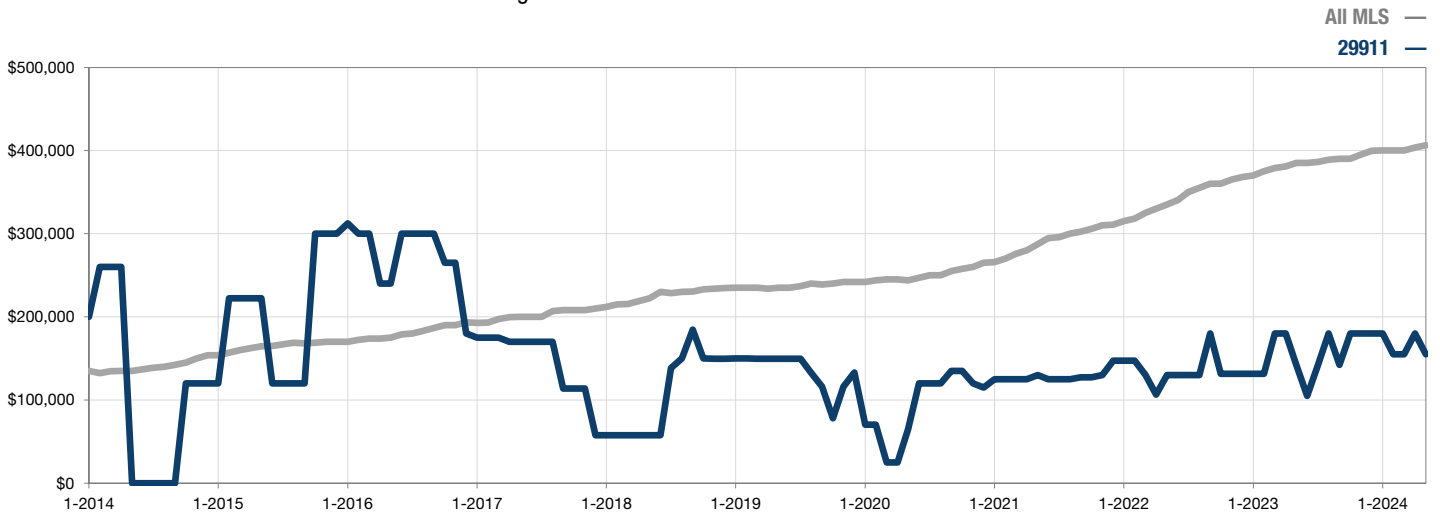
29911

Key Metrics	May			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	1	1	0.0%	3	3	0.0%
Closed Sales	0	1	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$85,000	--	\$105,000	\$107,500	+ 2.4%
Percent of List Price Received*	0.0%	94.4%	--	100.0%	95.4%	- 4.6%
Days on Market Until Sale	0	162	--	50	122	+ 144.0%
Inventory of Homes for Sale	2	2	0.0%	--	--	--

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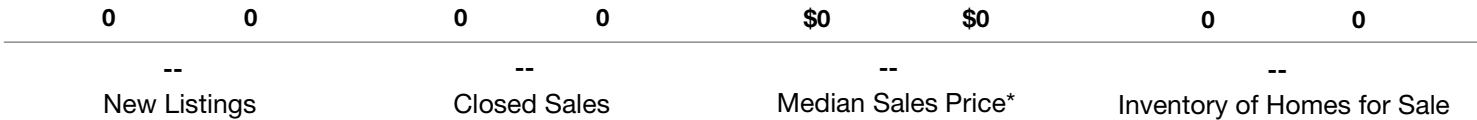
29916

Key Metrics	May			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	--	--	--	--

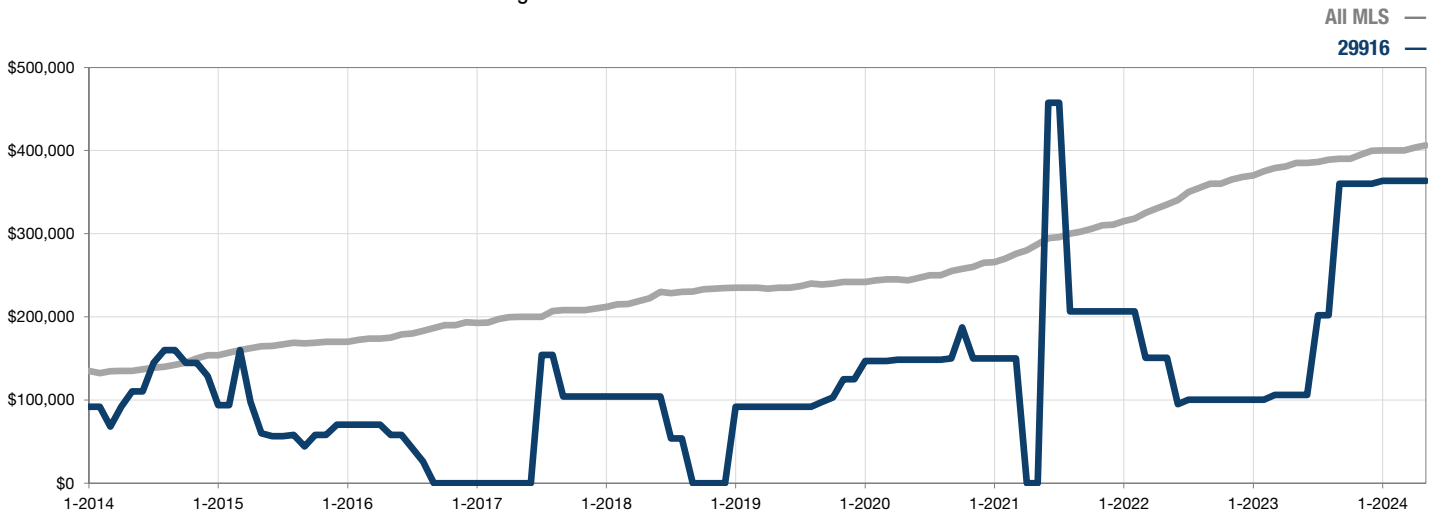
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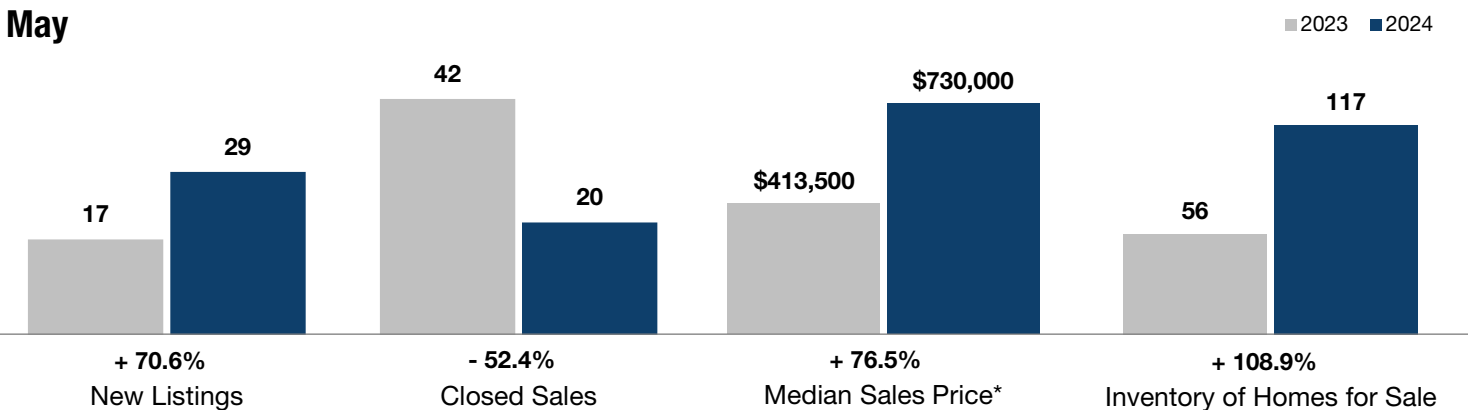


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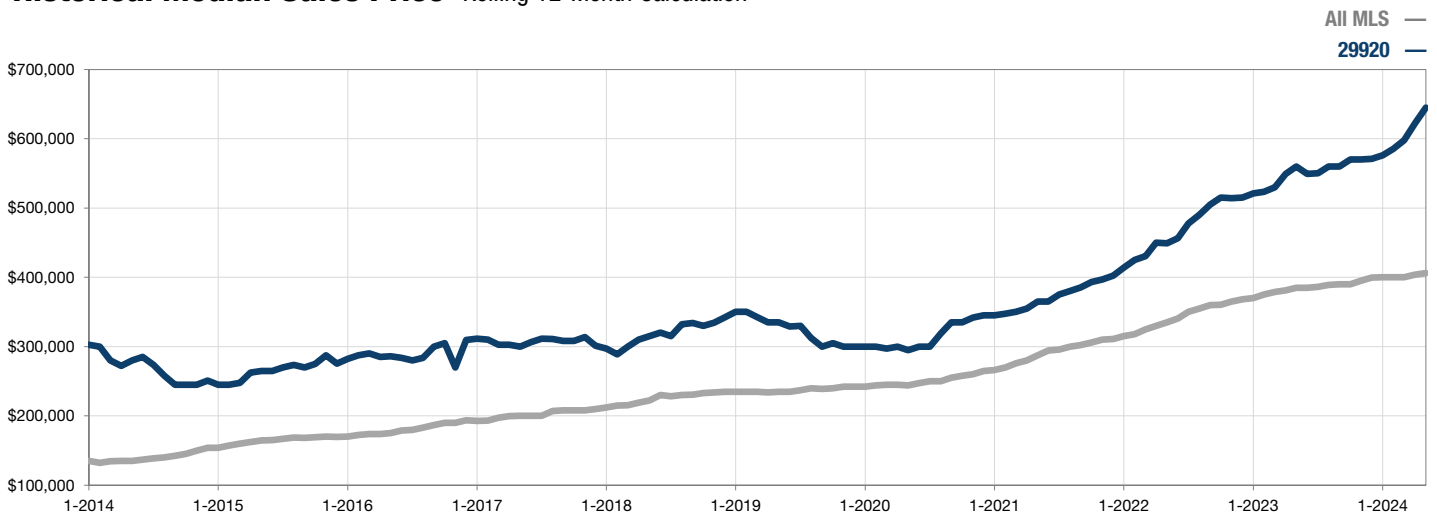
29920

Key Metrics	May			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	17	29	+ 70.6%	133	165	+ 24.1%
Closed Sales	42	20	- 52.4%	131	100	- 23.7%
Median Sales Price*	\$413,500	\$730,000	+ 76.5%	\$518,000	\$670,500	+ 29.4%
Percent of List Price Received*	97.0%	94.0%	- 3.1%	96.5%	95.9%	- 0.7%
Days on Market Until Sale	85	110	+ 29.5%	88	112	+ 26.2%
Inventory of Homes for Sale	56	117	+ 108.9%	--	--	--

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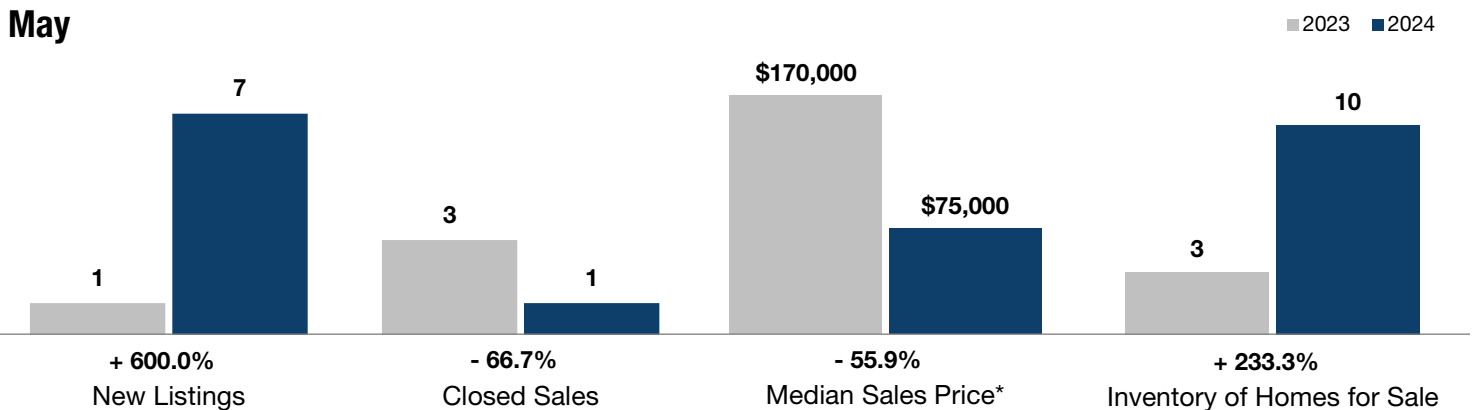


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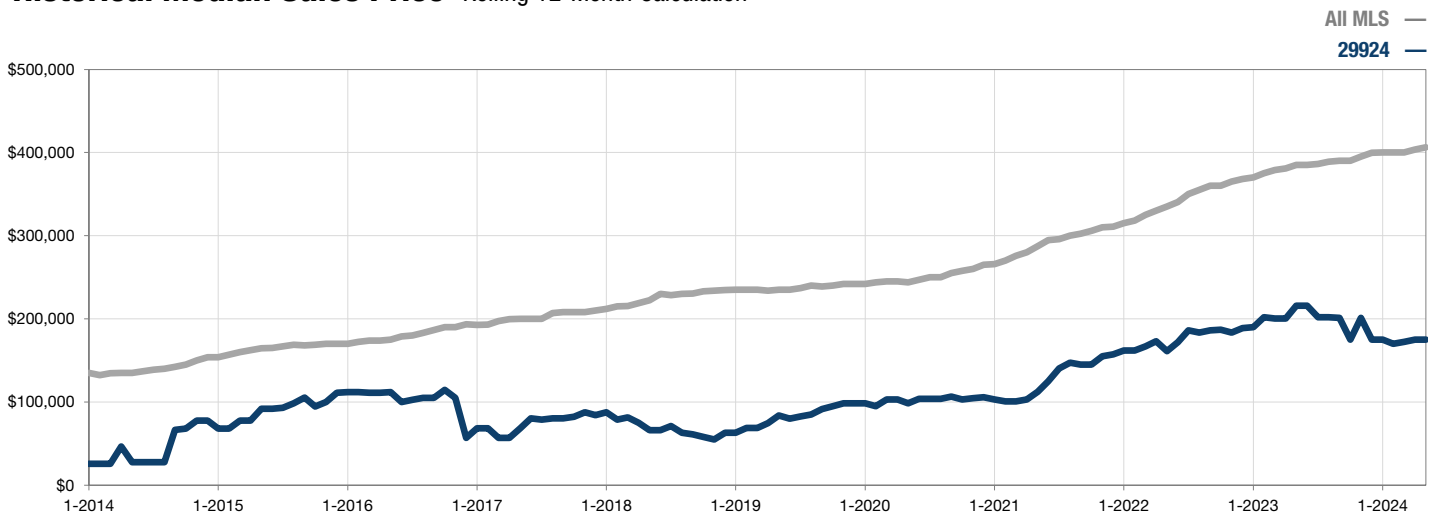
29924

Key Metrics	May			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	1	7	+ 600.0%	6	17	+ 183.3%
Closed Sales	3	1	- 66.7%	9	14	+ 55.6%
Median Sales Price*	\$170,000	\$75,000	- 55.9%	\$202,000	\$182,500	- 9.7%
Percent of List Price Received*	98.3%	62.6%	- 36.4%	95.6%	91.8%	- 3.9%
Days on Market Until Sale	101	212	+ 109.9%	92	104	+ 12.8%
Inventory of Homes for Sale	3	10	+ 233.3%	--	--	--

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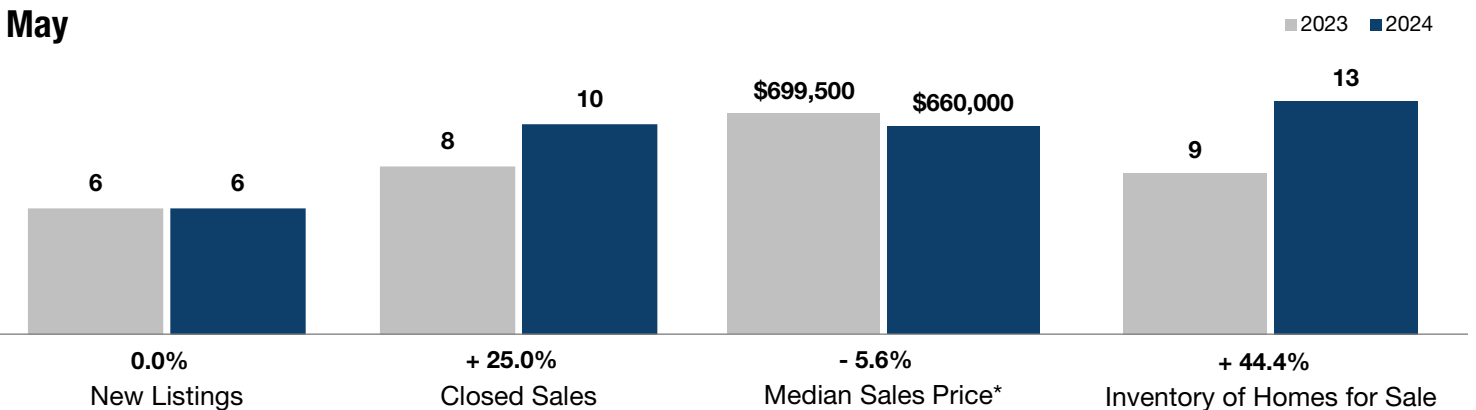


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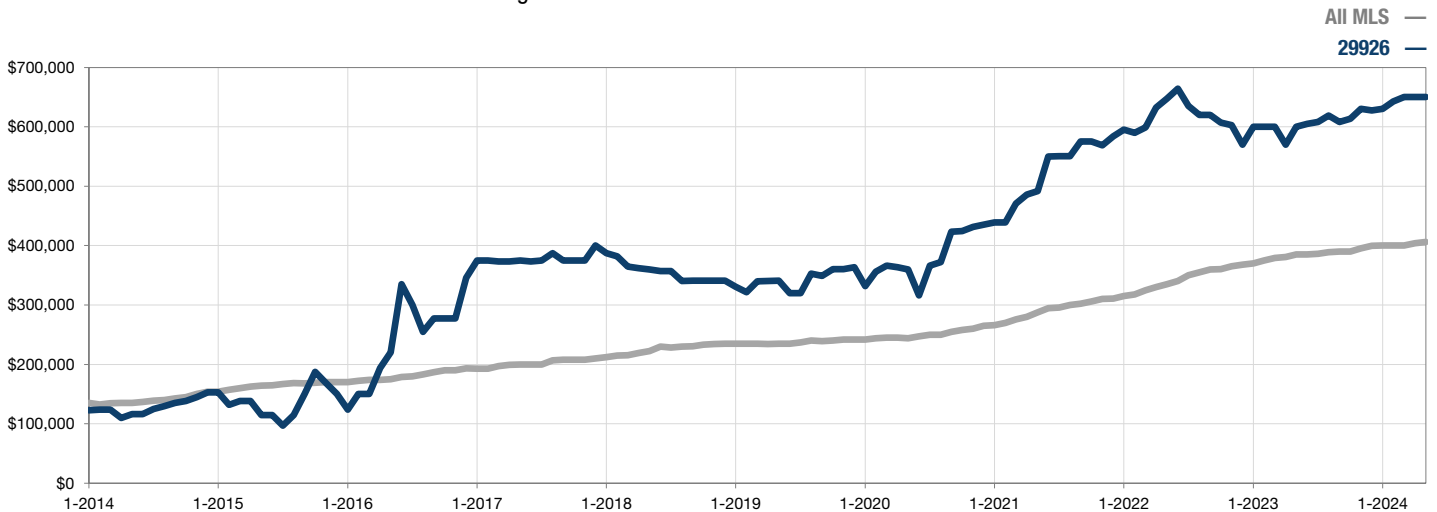
29926

Key Metrics	May			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	6	6	0.0%	36	28	- 22.2%
Closed Sales	8	10	+ 25.0%	28	28	0.0%
Median Sales Price*	\$699,500	\$660,000	- 5.6%	\$603,950	\$675,000	+ 11.8%
Percent of List Price Received*	96.2%	97.8%	+ 1.7%	97.6%	96.6%	- 1.0%
Days on Market Until Sale	69	90	+ 30.8%	65	98	+ 49.9%
Inventory of Homes for Sale	9	13	+ 44.4%	--	--	--

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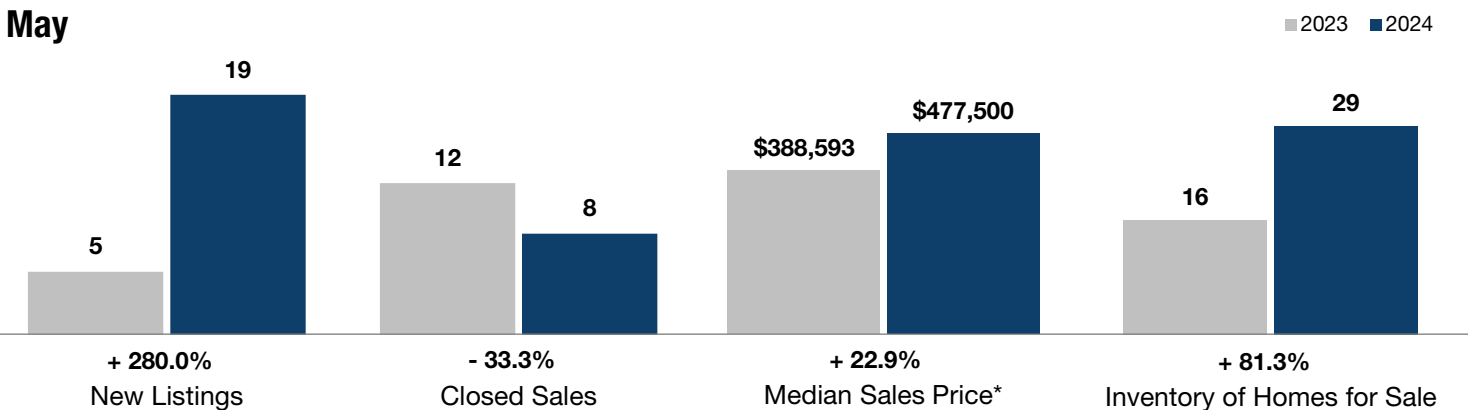


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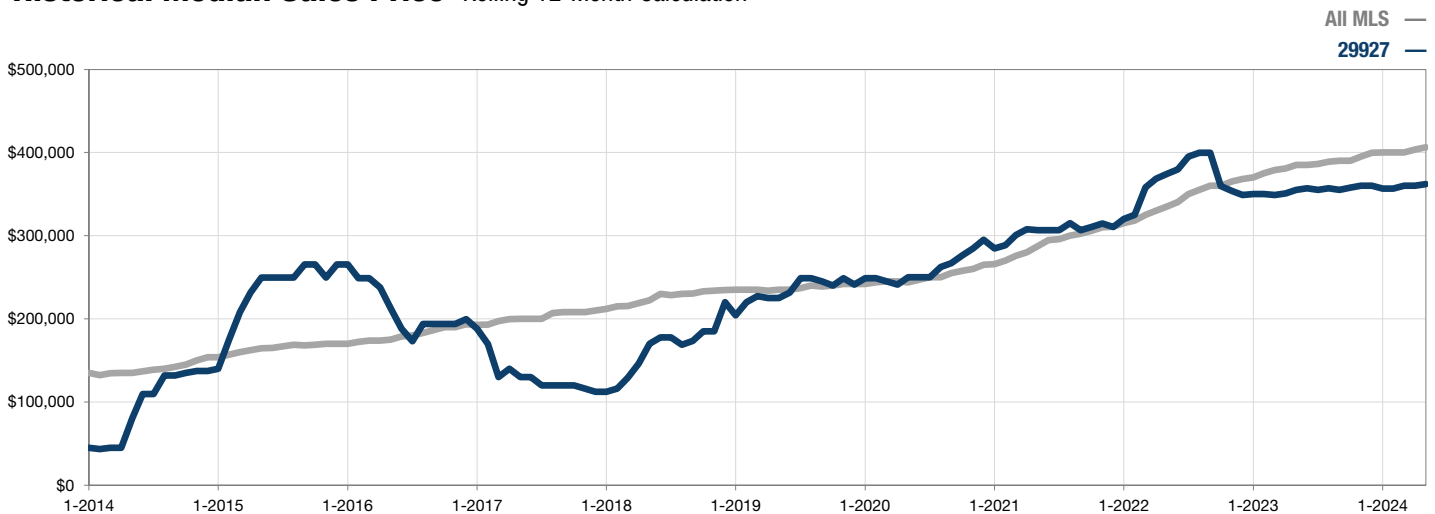
29927

Key Metrics	May			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	5	19	+ 280.0%	28	63	+ 125.0%
Closed Sales	12	8	- 33.3%	43	45	+ 4.7%
Median Sales Price*	\$388,593	\$477,500	+ 22.9%	\$388,520	\$418,425	+ 7.7%
Percent of List Price Received*	99.6%	99.5%	- 0.1%	100.1%	98.5%	- 1.6%
Days on Market Until Sale	231	126	- 45.4%	192	129	- 33.1%
Inventory of Homes for Sale	16	29	+ 81.3%	--	--	--

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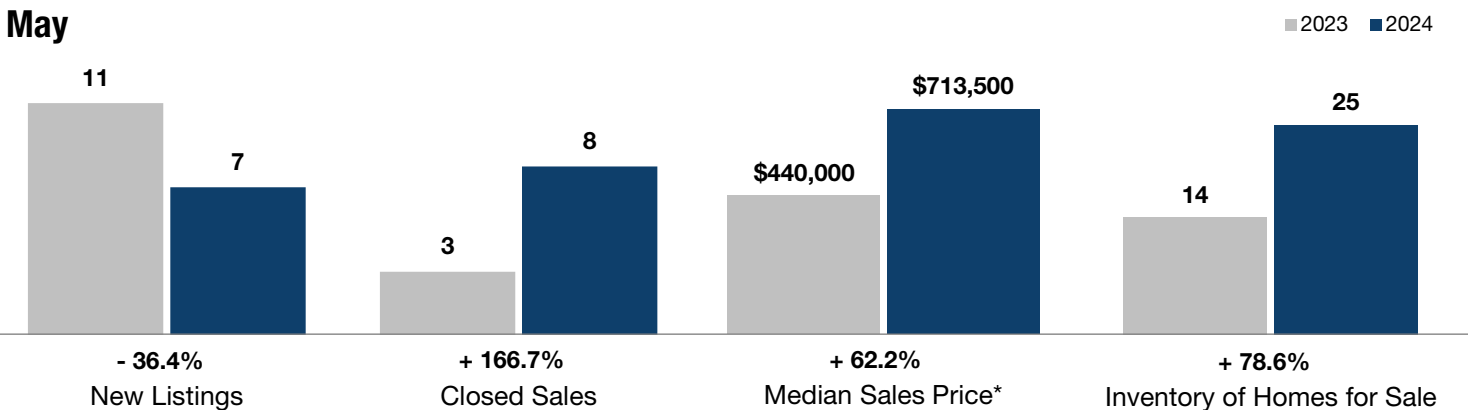


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29928

Key Metrics	May			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	11	7	- 36.4%	29	51	+ 75.9%
Closed Sales	3	8	+ 166.7%	28	35	+ 25.0%
Median Sales Price*	\$440,000	\$713,500	+ 62.2%	\$590,000	\$675,000	+ 14.4%
Percent of List Price Received*	93.5%	98.6%	+ 5.4%	97.5%	97.7%	+ 0.2%
Days on Market Until Sale	79	54	- 31.6%	104	68	- 34.3%
Inventory of Homes for Sale	14	25	+ 78.6%	--	--	--

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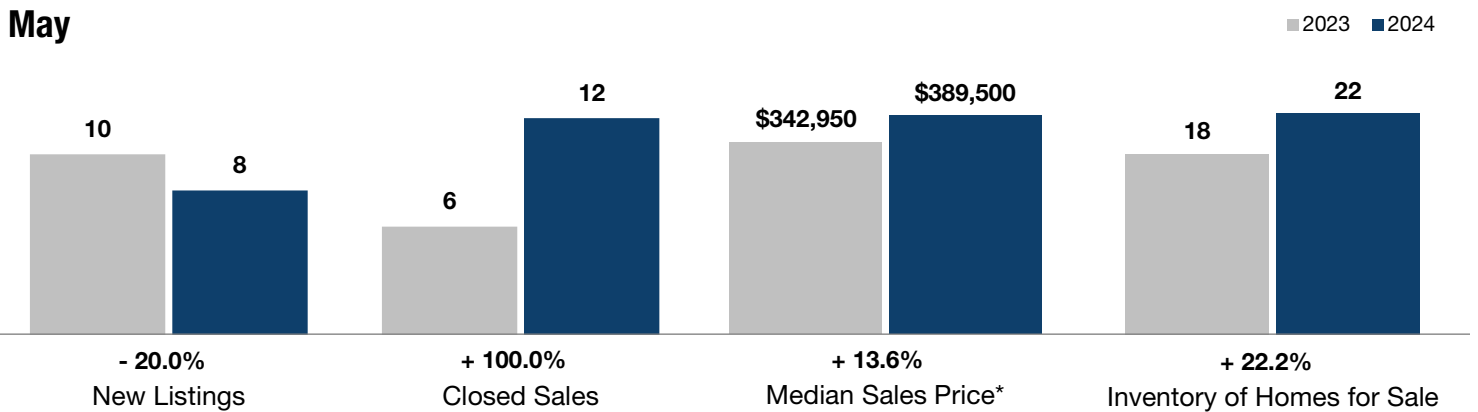


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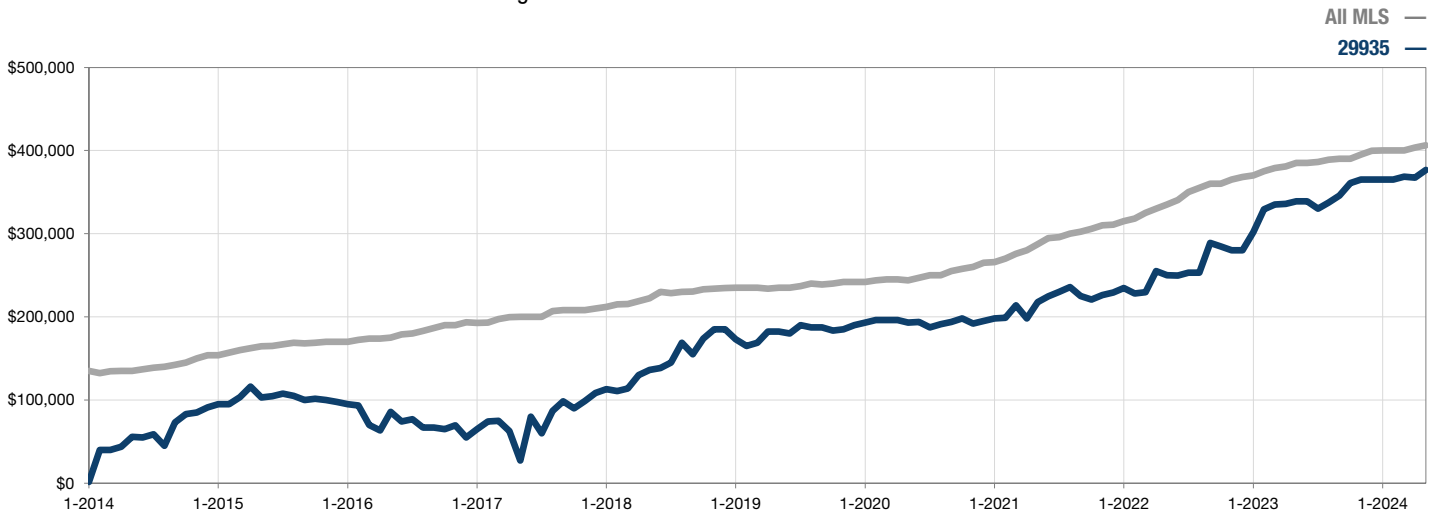
29935

Key Metrics	May			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	10	8	- 20.0%	41	40	- 2.4%
Closed Sales	6	12	+ 100.0%	40	39	- 2.5%
Median Sales Price*	\$342,950	\$389,500	+ 13.6%	\$353,875	\$350,000	- 1.1%
Percent of List Price Received*	97.2%	94.8%	- 2.5%	99.9%	97.6%	- 2.3%
Days on Market Until Sale	155	117	- 24.6%	130	128	- 1.5%
Inventory of Homes for Sale	18	22	+ 22.2%	--	--	--

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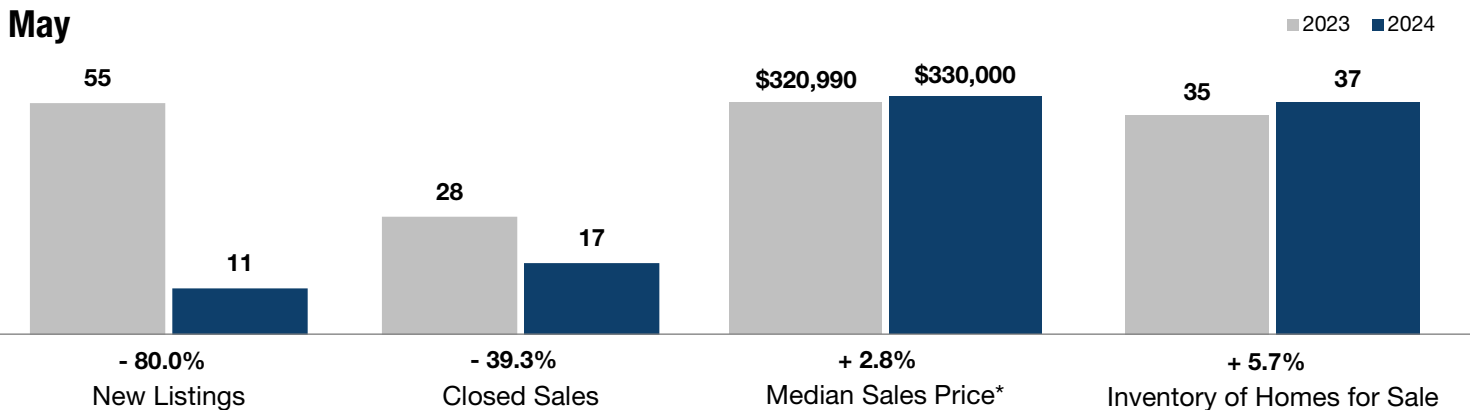


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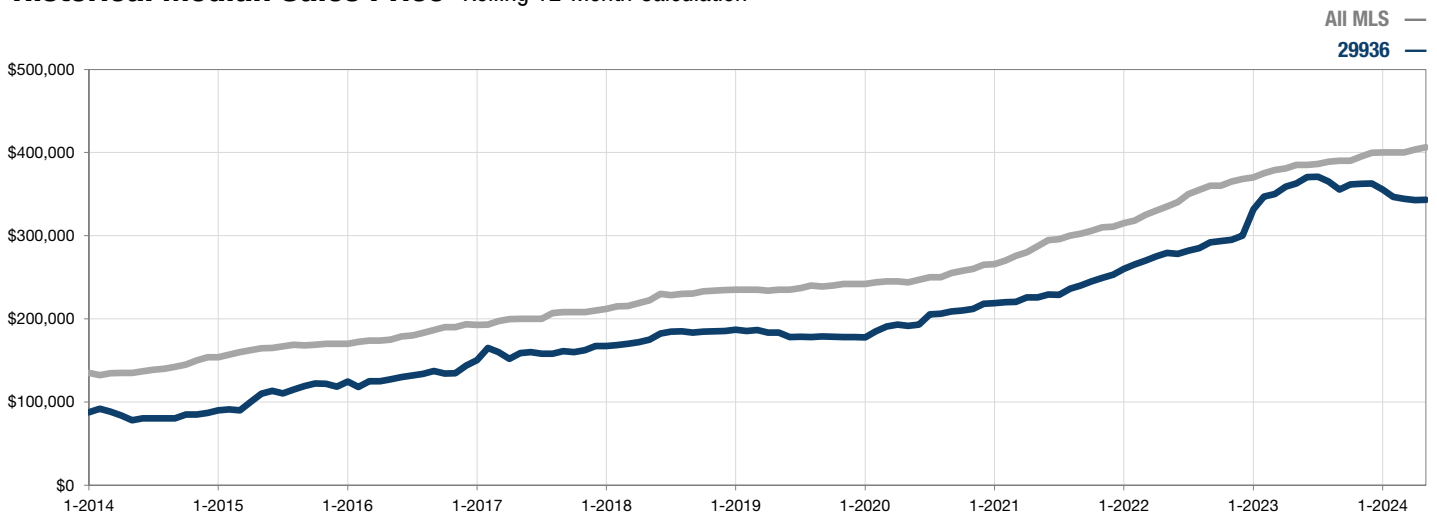
29936

Key Metrics	May			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	55	11	- 80.0%	126	89	- 29.4%
Closed Sales	28	17	- 39.3%	84	54	- 35.7%
Median Sales Price*	\$320,990	\$330,000	+ 2.8%	\$387,698	\$344,495	- 11.1%
Percent of List Price Received*	100.0%	99.0%	- 1.0%	99.2%	98.5%	- 0.7%
Days on Market Until Sale	109	103	- 5.0%	136	114	- 16.4%
Inventory of Homes for Sale	35	37	+ 5.7%	--	--	--

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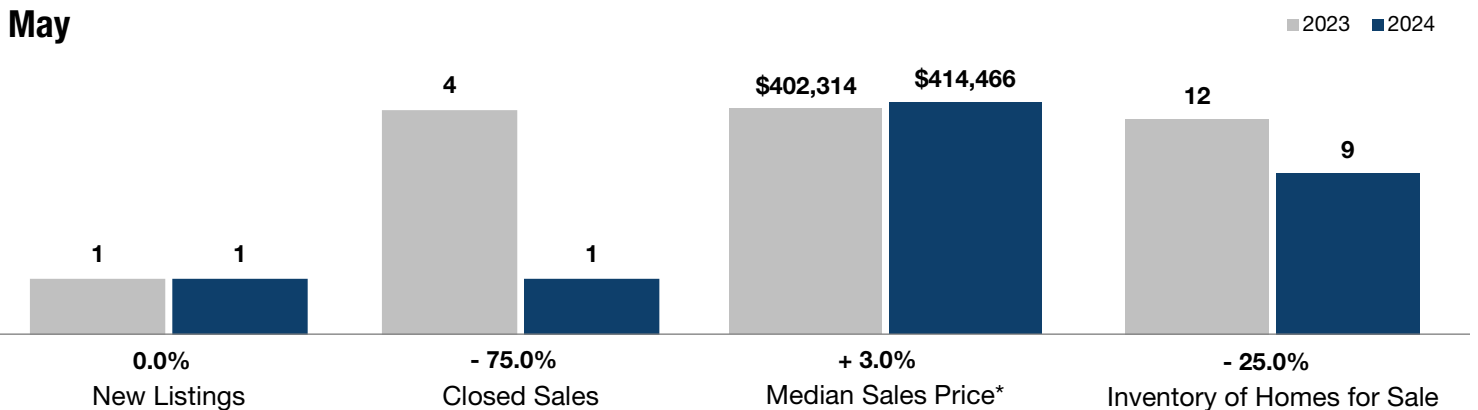


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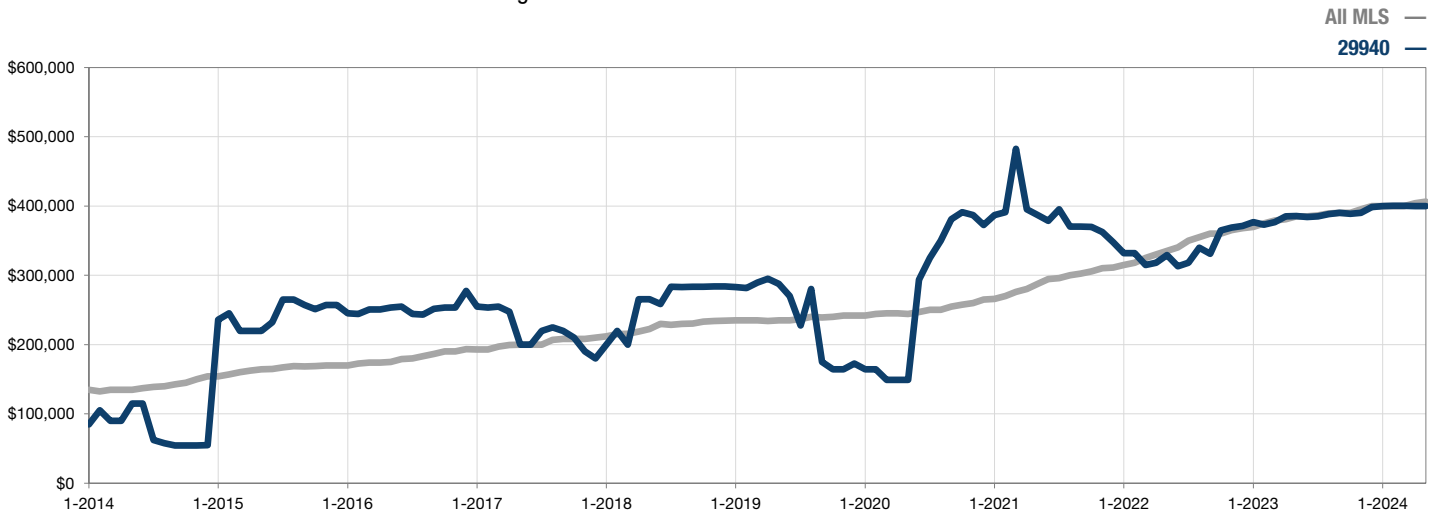
29940

Key Metrics	May			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	1	1	0.0%	25	15	- 40.0%
Closed Sales	4	1	- 75.0%	21	19	- 9.5%
Median Sales Price*	\$402,314	\$414,466	+ 3.0%	\$388,006	\$397,012	+ 2.3%
Percent of List Price Received*	97.2%	100.0%	+ 2.9%	95.7%	98.8%	+ 3.2%
Days on Market Until Sale	169	217	+ 28.2%	172	127	- 26.3%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--

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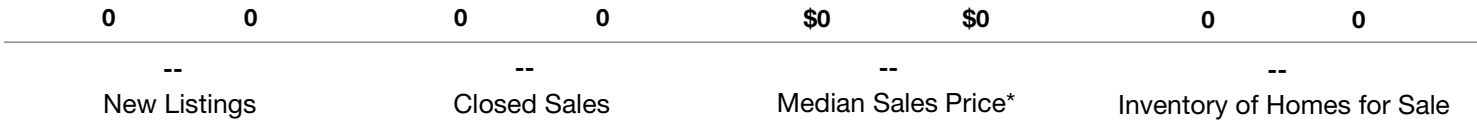
29941

Key Metrics	May			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	--	--	--	--

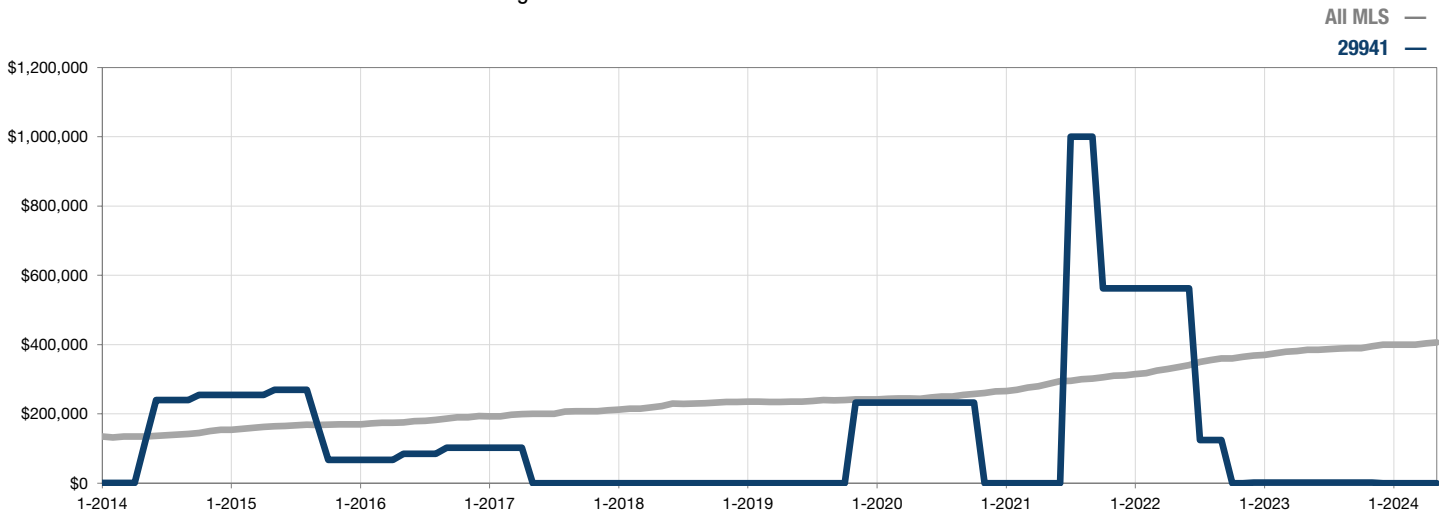
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

May

■ 2023 ■ 2024



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update – May 2024

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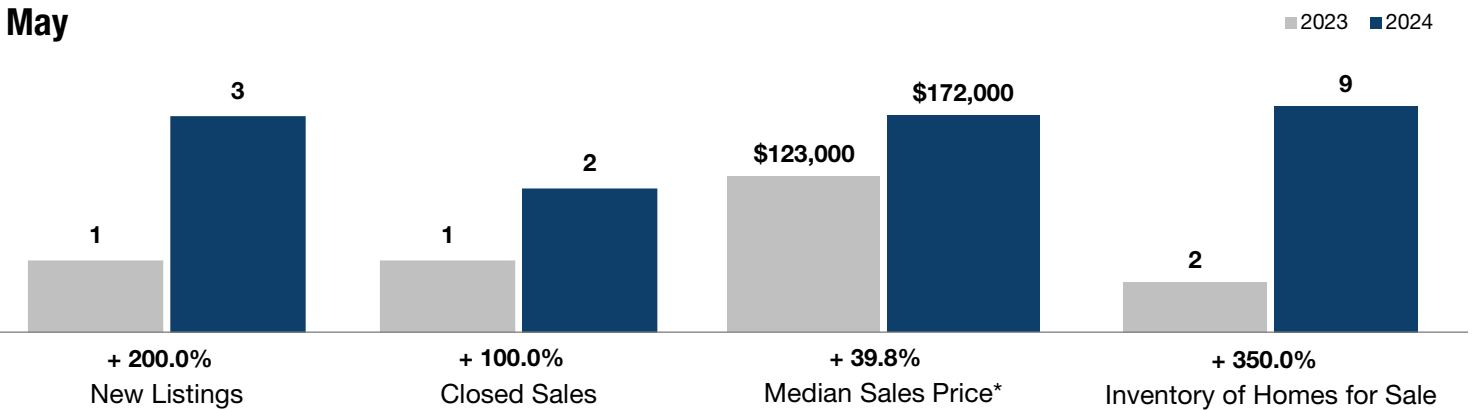


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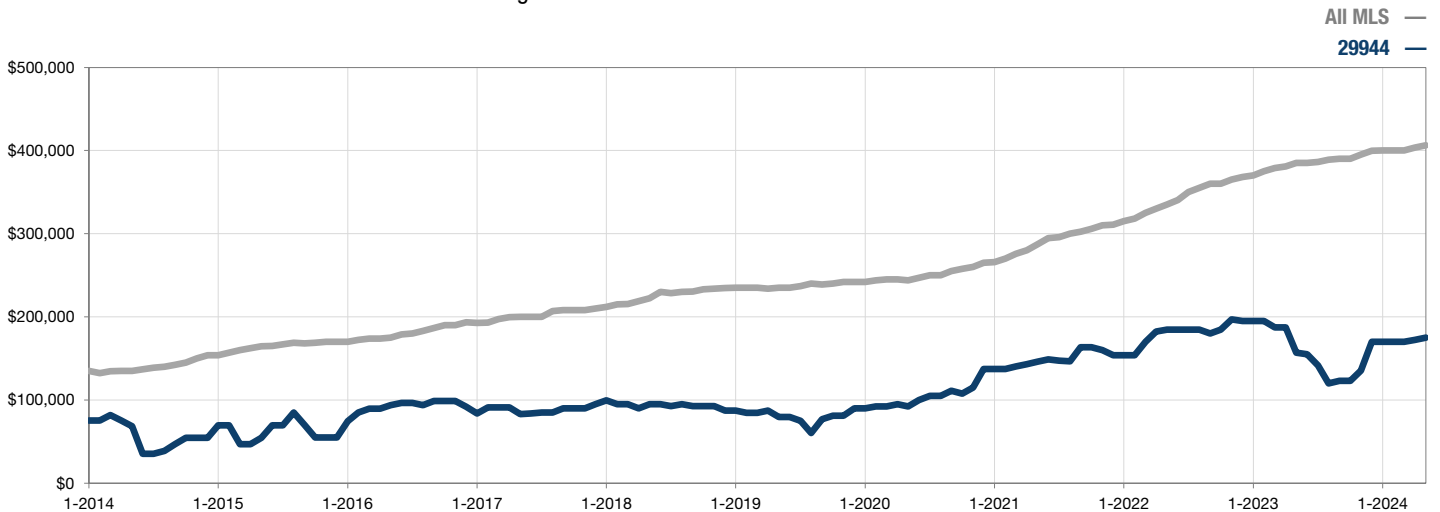
29944

Key Metrics	May			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	1	3	+ 200.0%	4	13	+ 225.0%
Closed Sales	1	2	+ 100.0%	3	5	+ 66.7%
Median Sales Price*	\$123,000	\$172,000	+ 39.8%	\$123,000	\$176,000	+ 43.1%
Percent of List Price Received*	87.9%	87.9%	+ 0.0%	94.7%	92.9%	- 1.8%
Days on Market Until Sale	98	116	+ 17.9%	92	118	+ 28.5%
Inventory of Homes for Sale	2	9	+ 350.0%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update – May 2024

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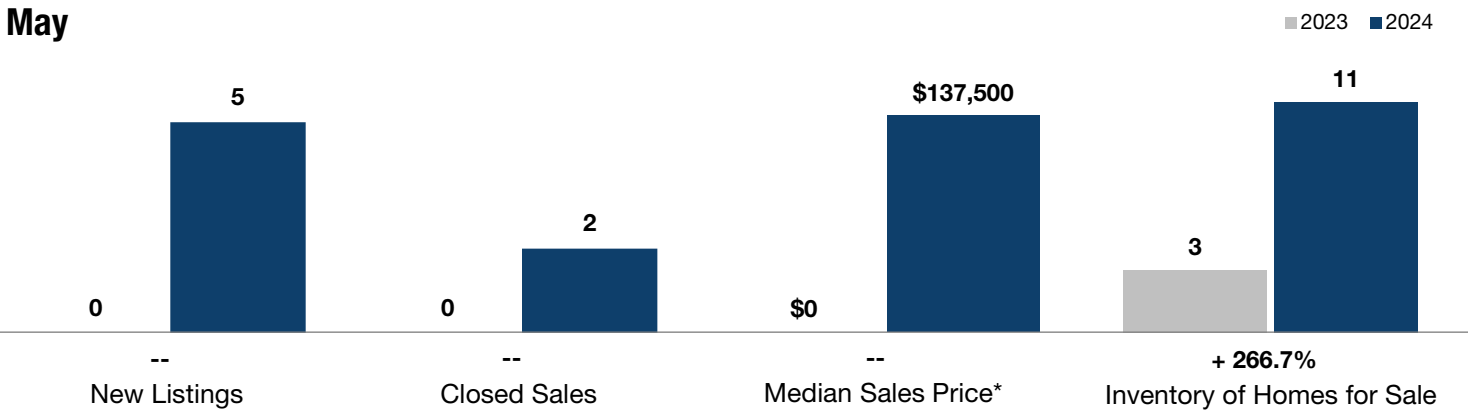


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29945

Key Metrics	May			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	0	5	--	6	15	+ 150.0%
Closed Sales	0	2	--	3	7	+ 133.3%
Median Sales Price*	\$0	\$137,500	--	\$190,000	\$180,000	- 5.3%
Percent of List Price Received*	0.0%	85.2%	--	94.1%	97.2%	+ 3.3%
Days on Market Until Sale	0	152	--	103	90	- 12.2%
Inventory of Homes for Sale	3	11	+ 266.7%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation

