

Local Market Update – May 2023

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

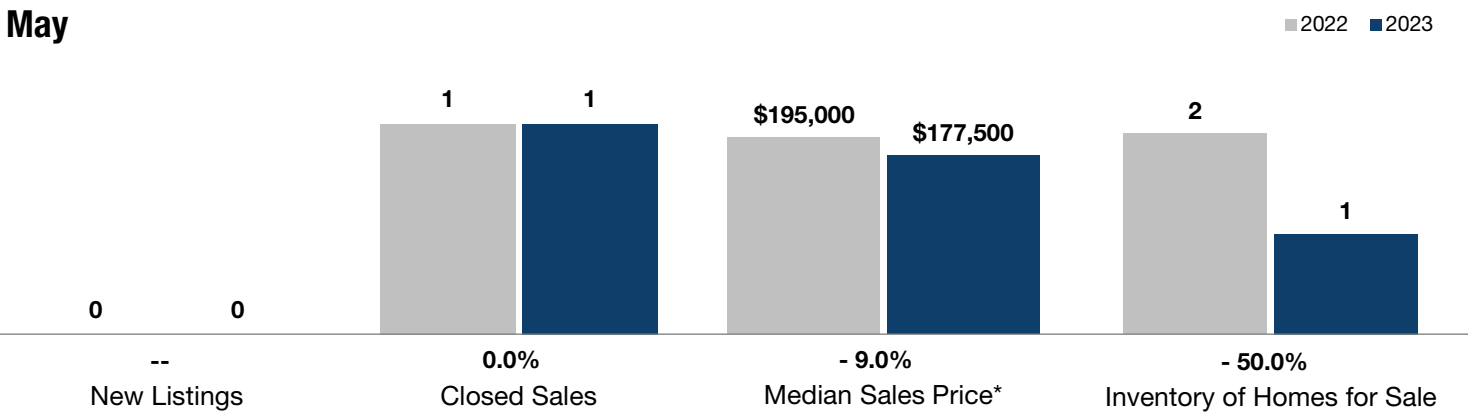


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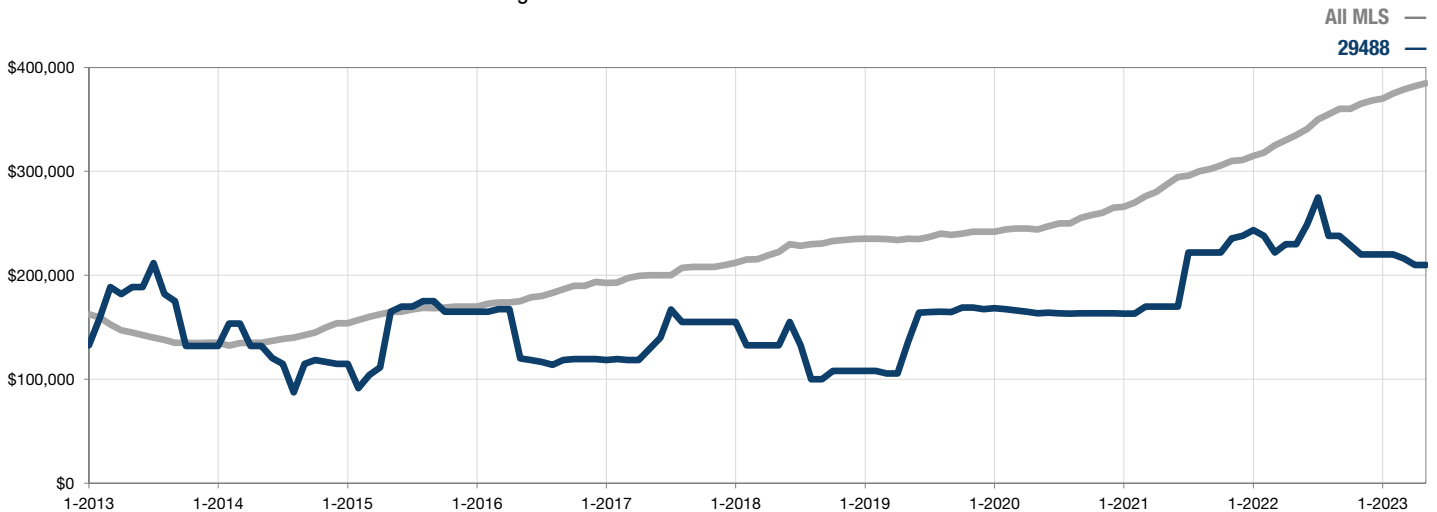
29488

Key Metrics	May			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	0	0	--	5	6	+ 20.0%
Closed Sales	1	1	0.0%	6	7	+ 16.7%
Median Sales Price*	\$195,000	\$177,500	- 9.0%	\$220,000	\$179,000	- 18.6%
Percent of List Price Received*	100.0%	84.5%	- 15.5%	99.0%	93.8%	- 5.2%
Days on Market Until Sale	49	30	- 38.8%	55	101	+ 85.8%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--

* 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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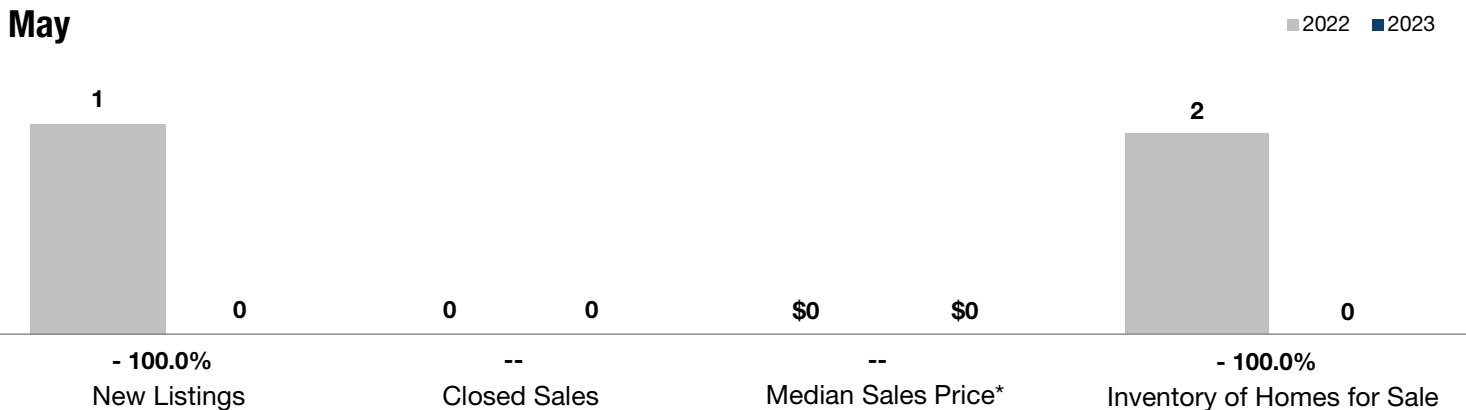


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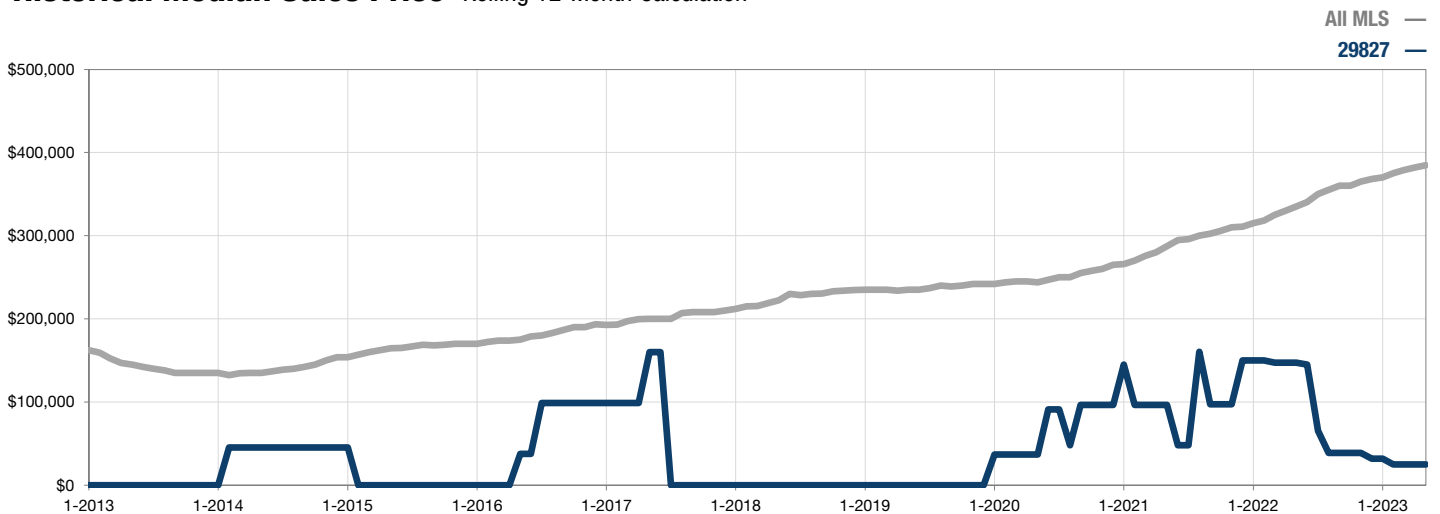
29827

Key Metrics	May			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	1	0	- 100.0%	6	2	- 66.7%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$118,500	\$135,000	+ 13.9%
Percent of List Price Received*	0.0%	0.0%	--	95.3%	84.4%	- 11.4%
Days on Market Until Sale	0	0	--	43	100	+ 132.6%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--

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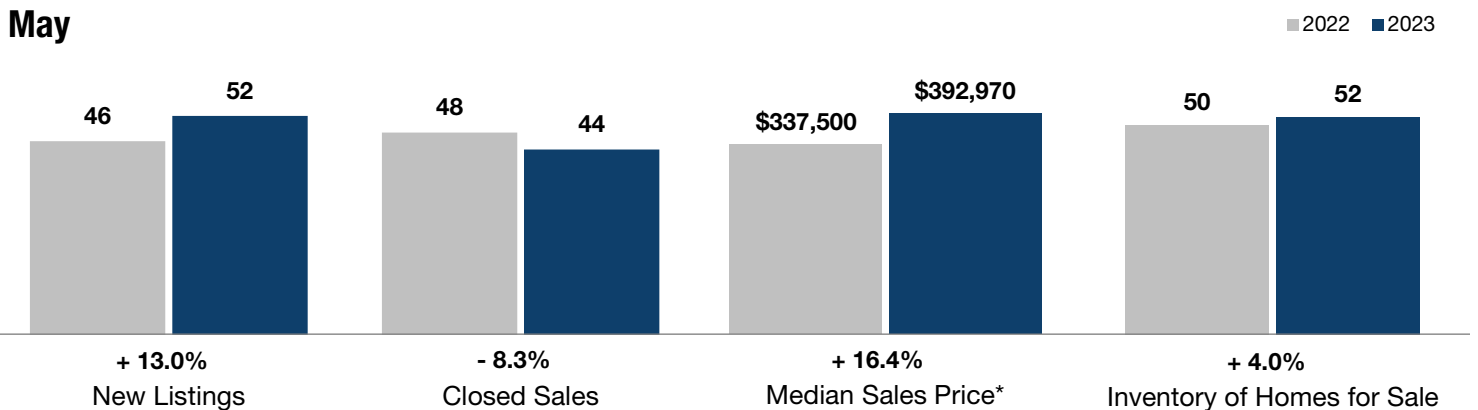


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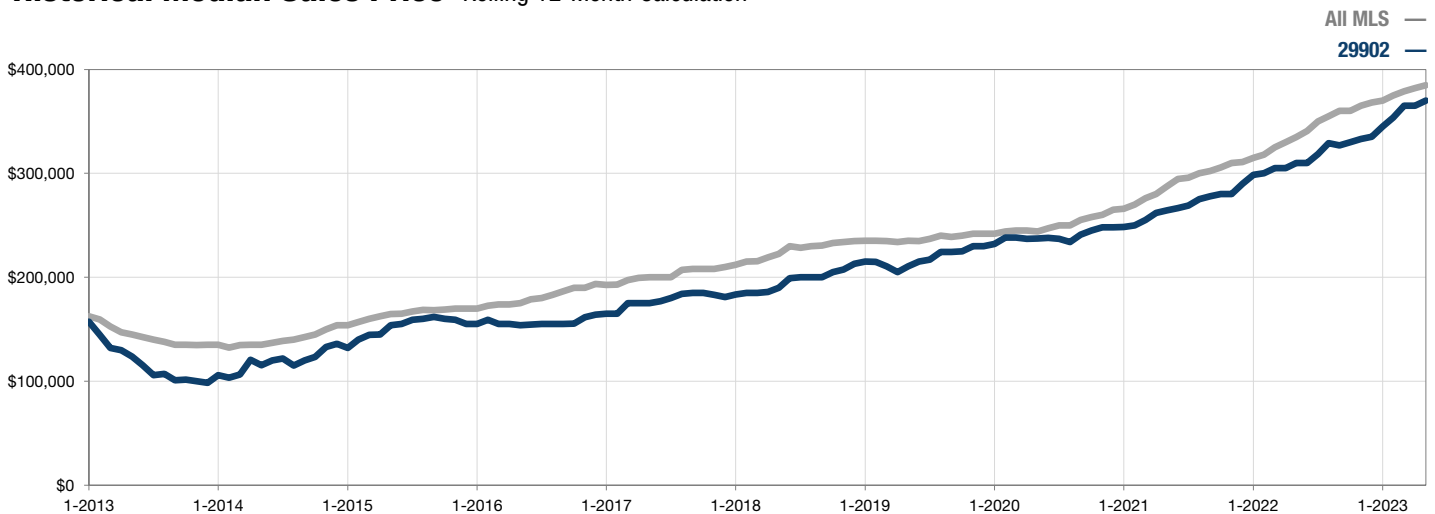
29902

Key Metrics	May			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	46	52	+ 13.0%	232	225	- 3.0%
Closed Sales	48	44	- 8.3%	199	178	- 10.6%
Median Sales Price*	\$337,500	\$392,970	+ 16.4%	\$318,000	\$389,495	+ 22.5%
Percent of List Price Received*	100.3%	98.9%	- 1.4%	99.5%	98.3%	- 1.2%
Days on Market Until Sale	53	67	+ 26.4%	58	70	+ 21.1%
Inventory of Homes for Sale	50	52	+ 4.0%	--	--	--

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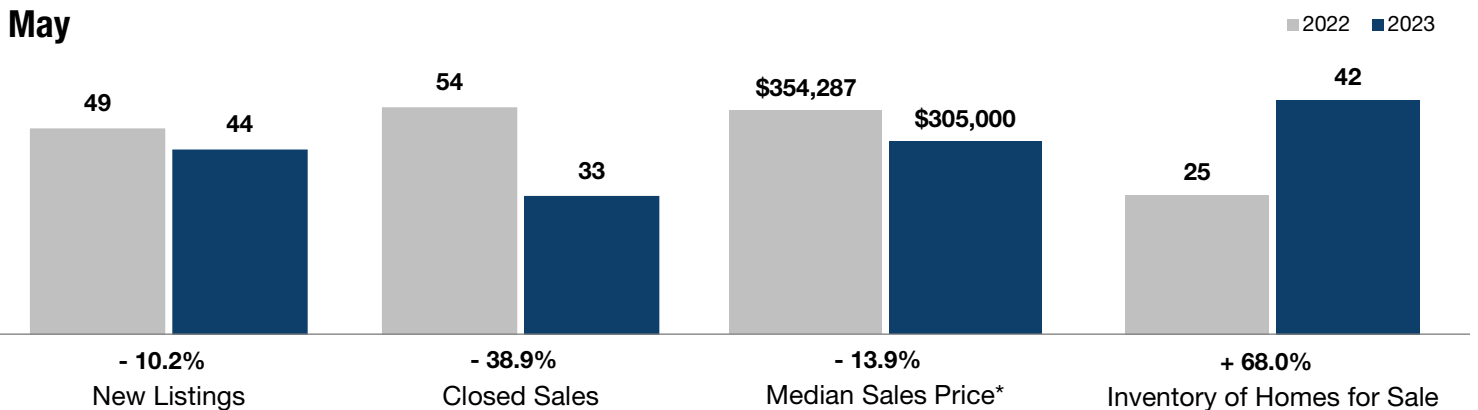


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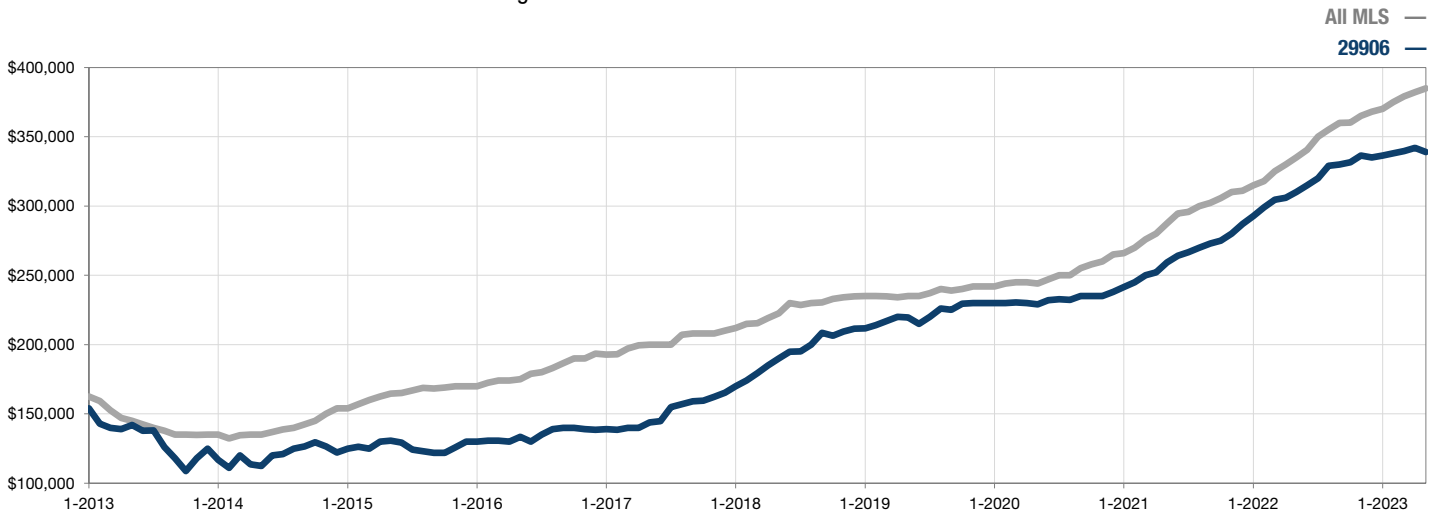
29906

Key Metrics	May			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	49	44	- 10.2%	243	181	- 25.5%
Closed Sales	54	33	- 38.9%	236	131	- 44.5%
Median Sales Price*	\$354,287	\$305,000	- 13.9%	\$334,278	\$341,000	+ 2.0%
Percent of List Price Received*	99.6%	98.4%	- 1.2%	99.9%	98.6%	- 1.3%
Days on Market Until Sale	83	60	- 27.9%	75	64	- 14.6%
Inventory of Homes for Sale	25	42	+ 68.0%	--	--	--

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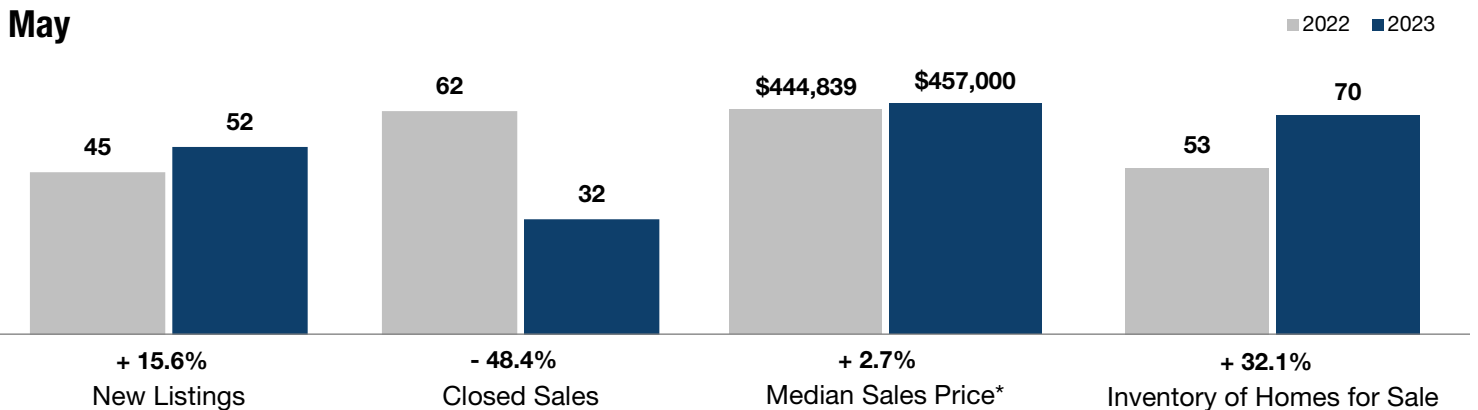


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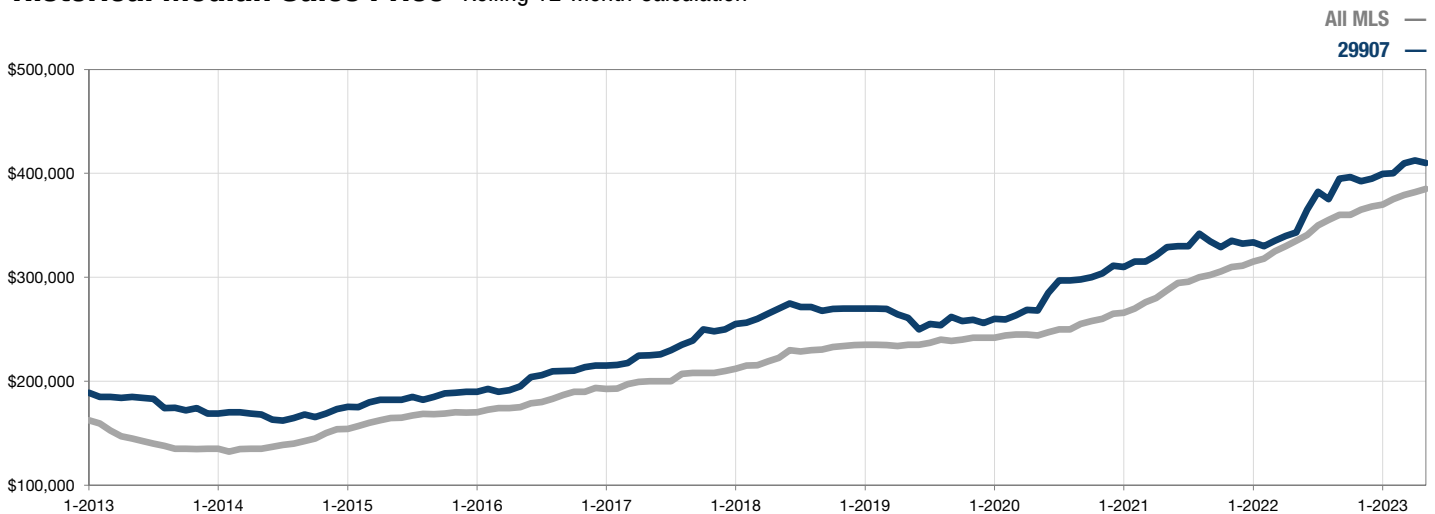
29907

Key Metrics	May			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	45	52	+ 15.6%	246	181	- 26.4%
Closed Sales	62	32	- 48.4%	212	141	- 33.5%
Median Sales Price*	\$444,839	\$457,000	+ 2.7%	\$392,500	\$437,000	+ 11.3%
Percent of List Price Received*	100.8%	99.3%	- 1.6%	100.2%	99.0%	- 1.2%
Days on Market Until Sale	79	84	+ 6.4%	84	109	+ 30.1%
Inventory of Homes for Sale	53	70	+ 32.1%	--	--	--

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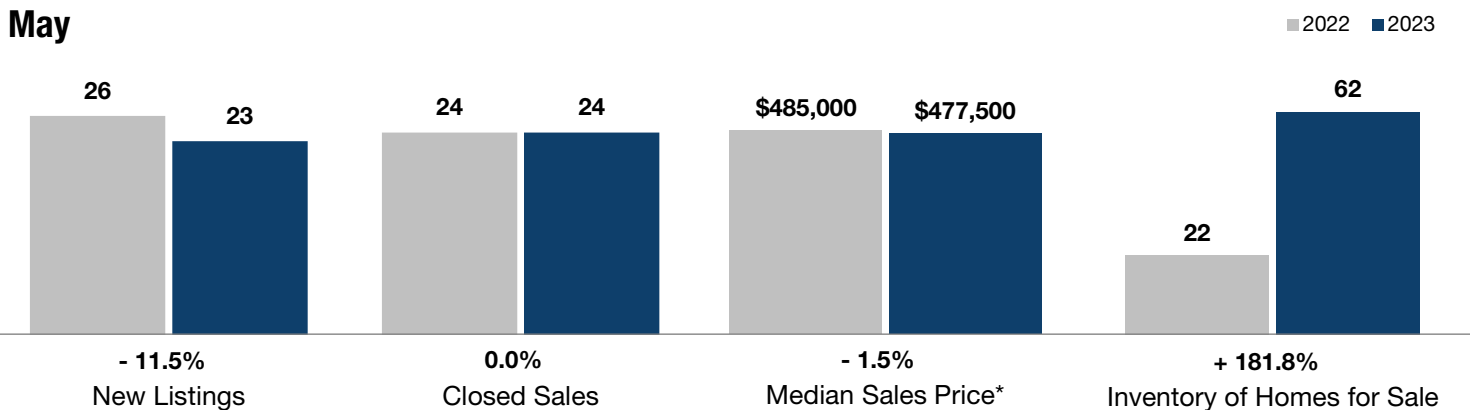


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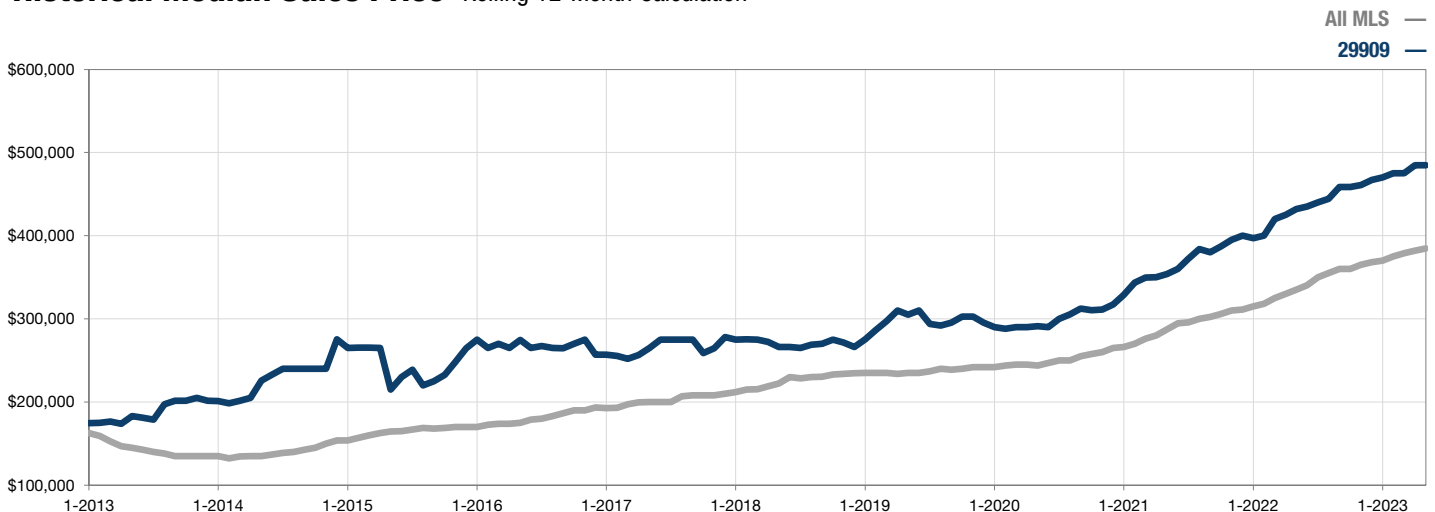
29909

Key Metrics	May			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	26	23	- 11.5%	125	120	- 4.0%
Closed Sales	24	24	0.0%	103	87	- 15.5%
Median Sales Price*	\$485,000	\$477,500	- 1.5%	\$461,000	\$513,000	+ 11.3%
Percent of List Price Received*	103.0%	97.4%	- 5.5%	100.9%	97.2%	- 3.6%
Days on Market Until Sale	59	99	+ 67.9%	71	104	+ 47.4%
Inventory of Homes for Sale	22	62	+ 181.8%	--	--	--

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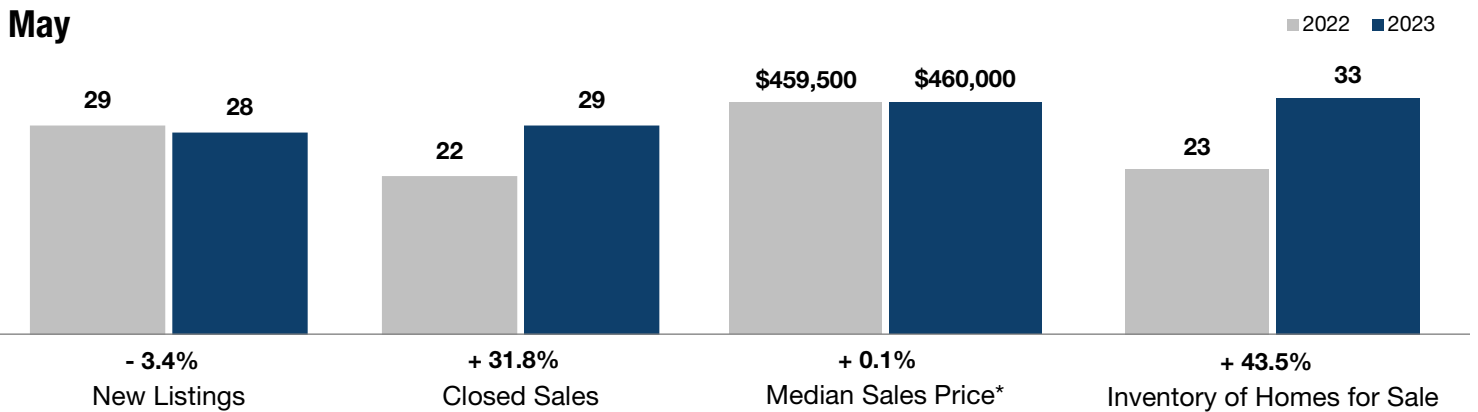


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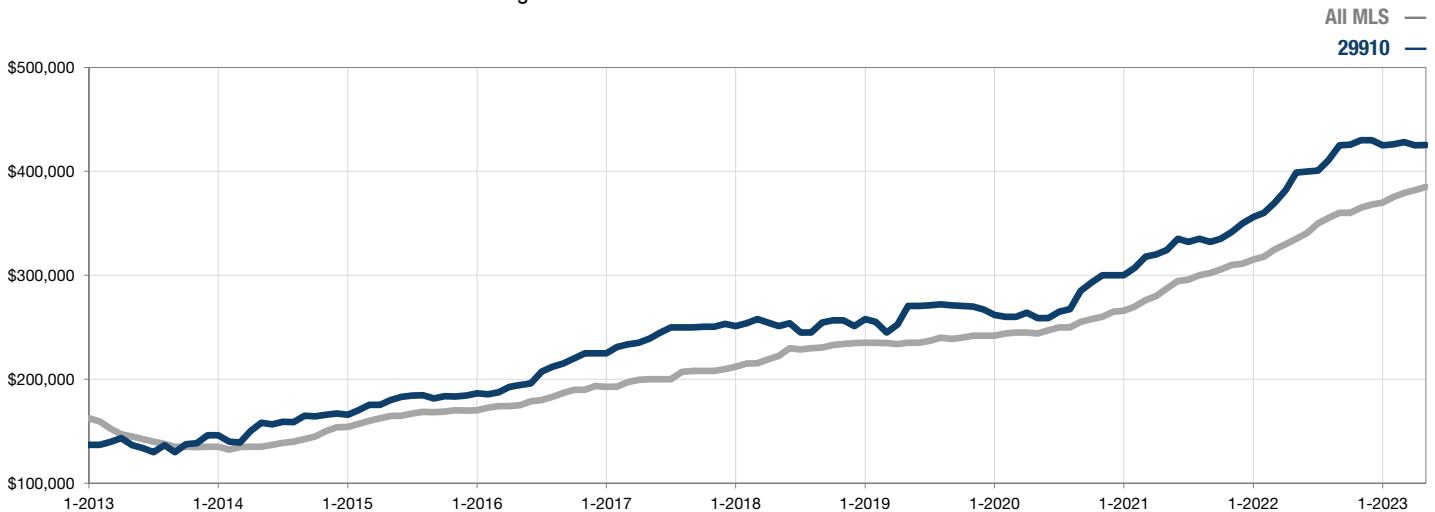
29910

Key Metrics	May			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	29	28	- 3.4%	126	125	- 0.8%
Closed Sales	22	29	+ 31.8%	99	96	- 3.0%
Median Sales Price*	\$459,500	\$460,000	+ 0.1%	\$435,000	\$424,000	- 2.5%
Percent of List Price Received*	102.6%	99.4%	- 3.1%	101.3%	98.4%	- 2.8%
Days on Market Until Sale	45	59	+ 31.1%	63	71	+ 14.0%
Inventory of Homes for Sale	23	33	+ 43.5%	--	--	--

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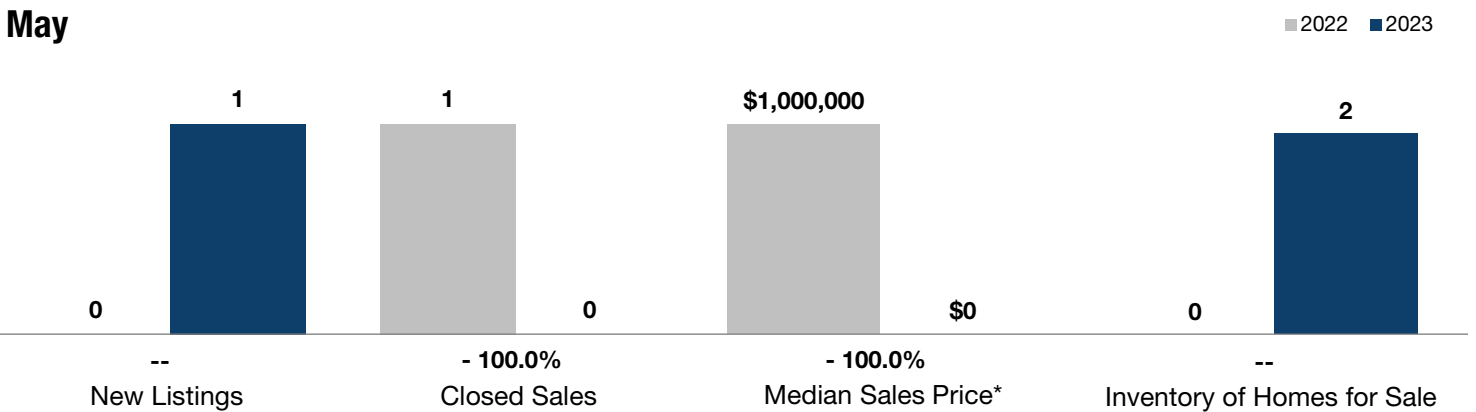


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29911

Key Metrics	May			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	0	1	--	3	3	0.0%
Closed Sales	1	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$1,000,000	\$0	- 100.0%	\$83,000	\$105,000	+ 26.5%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	95.9%	100.0%	+ 4.3%
Days on Market Until Sale	94	0	- 100.0%	118	50	- 57.5%
Inventory of Homes for Sale	0	2	--	--	--	--

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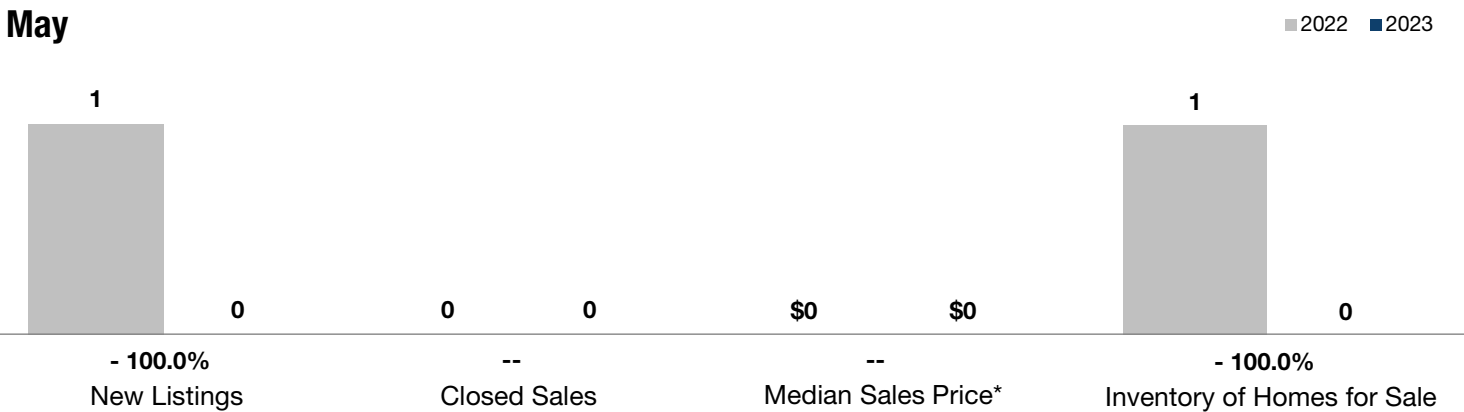


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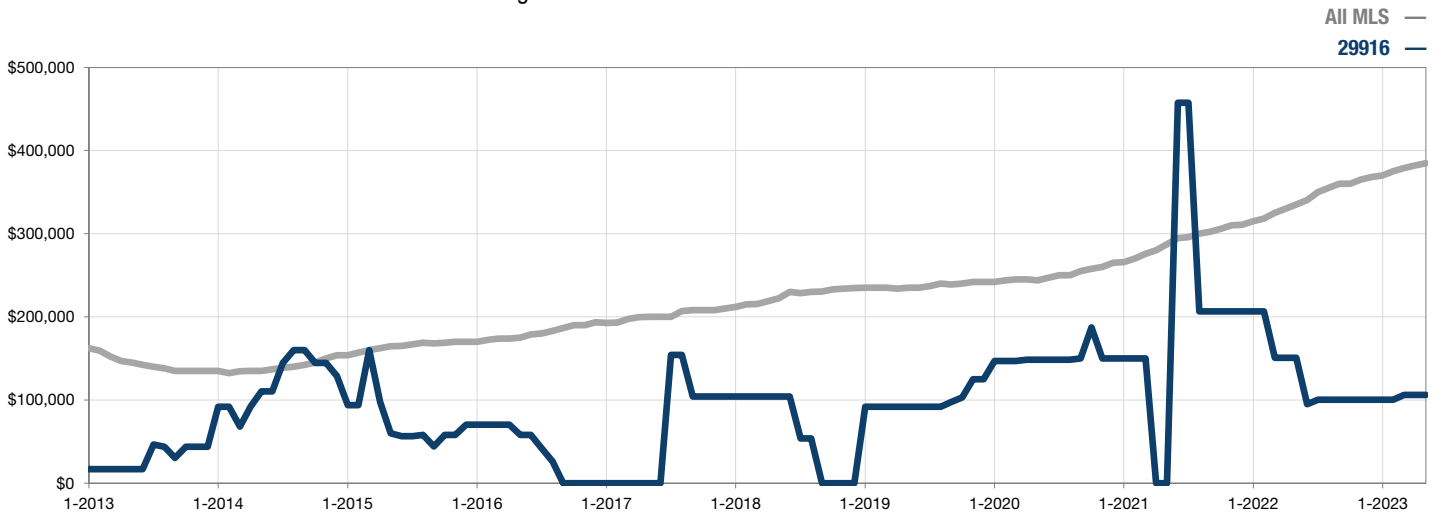
29916

Key Metrics	May			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	1	0	- 100.0%	3	0	- 100.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$95,000	\$0	- 100.0%
Percent of List Price Received*	0.0%	0.0%	--	86.4%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	291	0	- 100.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--

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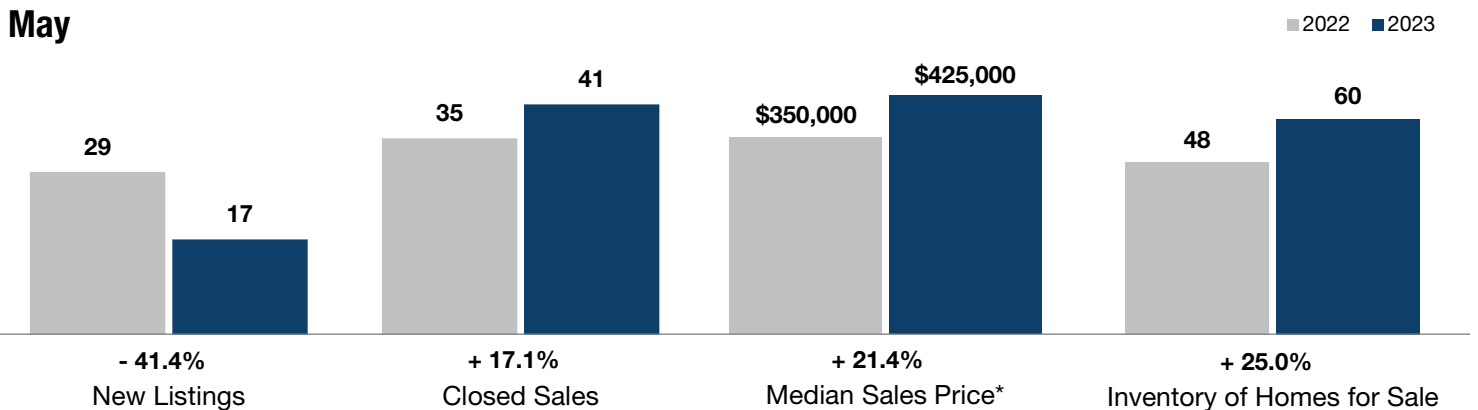


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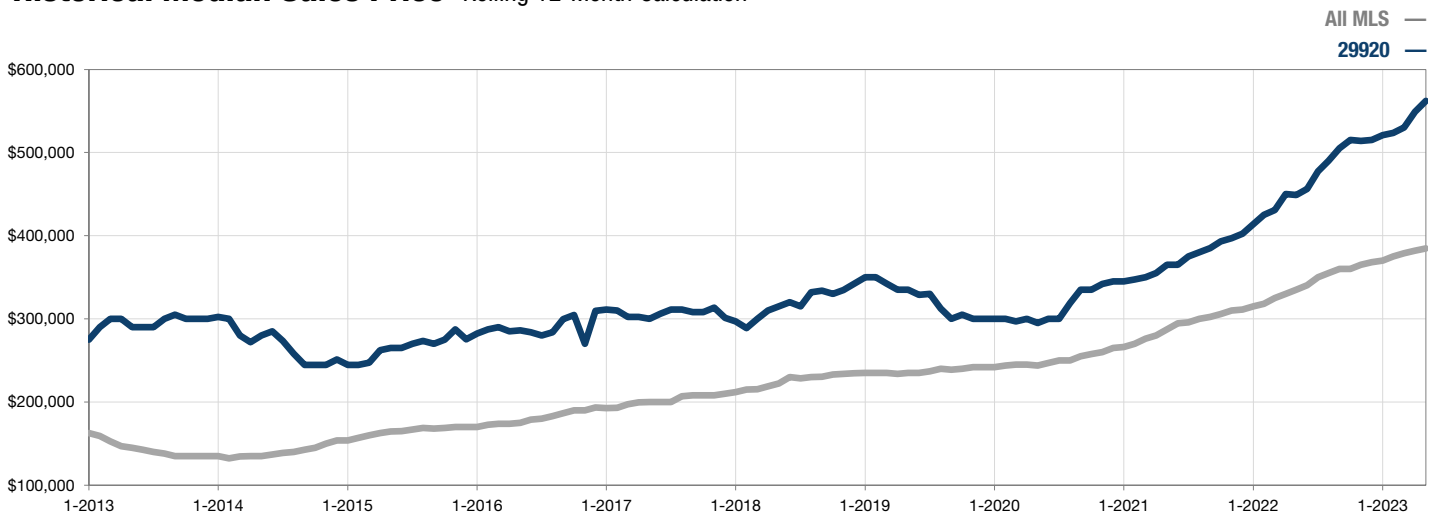
29920

Key Metrics	May			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	29	17	- 41.4%	161	136	- 15.5%
Closed Sales	35	41	+ 17.1%	139	130	- 6.5%
Median Sales Price*	\$350,000	\$425,000	+ 21.4%	\$449,000	\$529,000	+ 17.8%
Percent of List Price Received*	98.7%	97.0%	- 1.8%	98.2%	96.5%	- 1.7%
Days on Market Until Sale	65	85	+ 31.5%	86	89	+ 3.2%
Inventory of Homes for Sale	48	60	+ 25.0%	--	--	--

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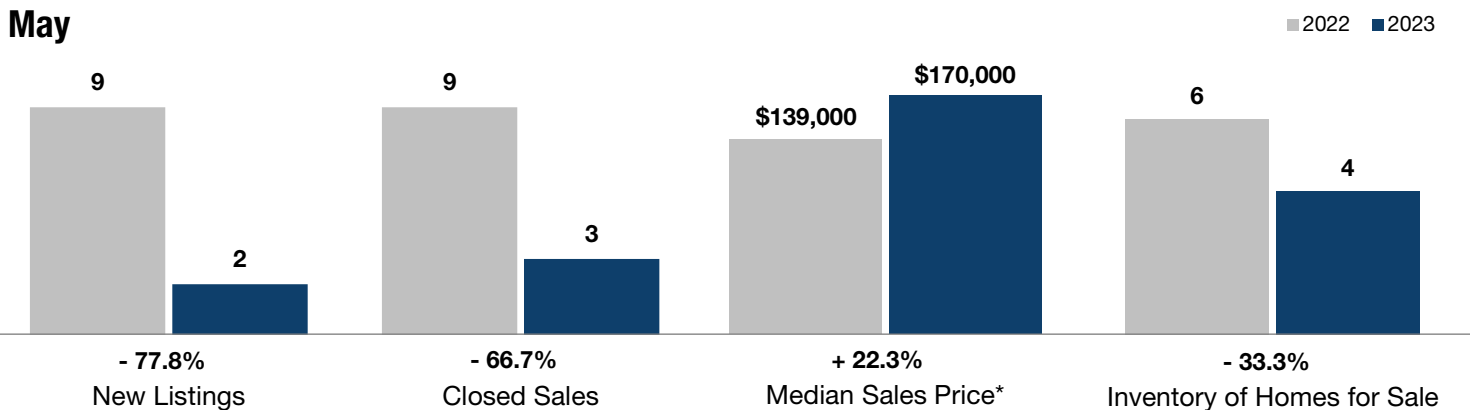


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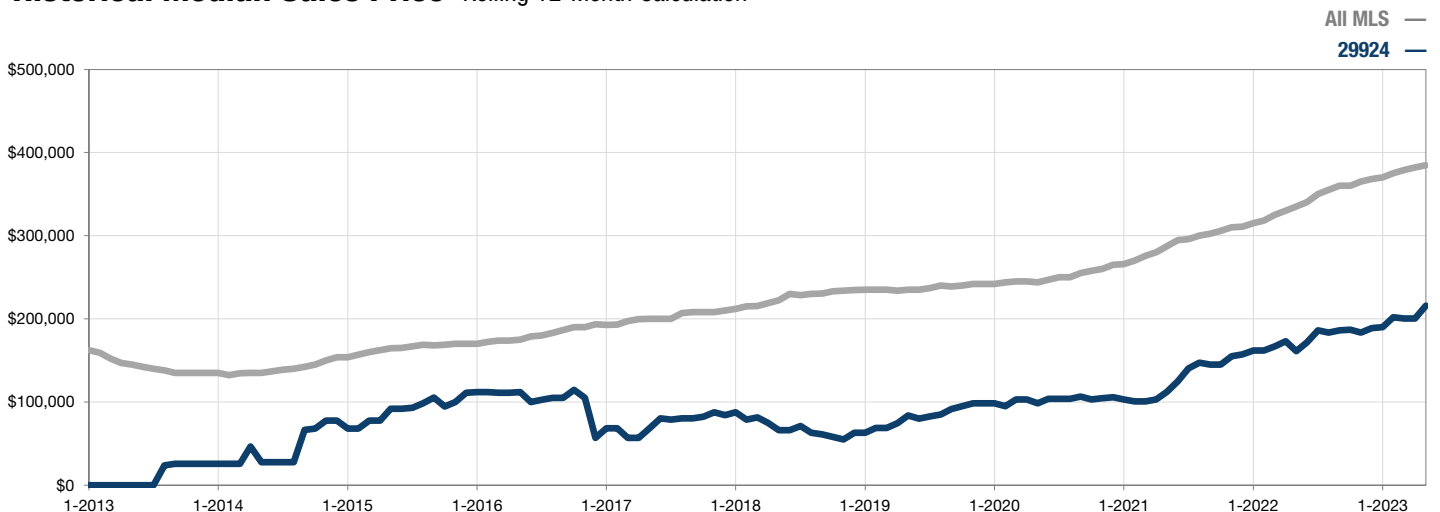
29924

Key Metrics	May			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	9	2	- 77.8%	20	7	- 65.0%
Closed Sales	9	3	- 66.7%	17	9	- 47.1%
Median Sales Price*	\$139,000	\$170,000	+ 22.3%	\$172,000	\$202,000	+ 17.4%
Percent of List Price Received*	96.1%	98.3%	+ 2.3%	98.1%	95.6%	- 2.6%
Days on Market Until Sale	77	101	+ 30.8%	77	92	+ 18.6%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--

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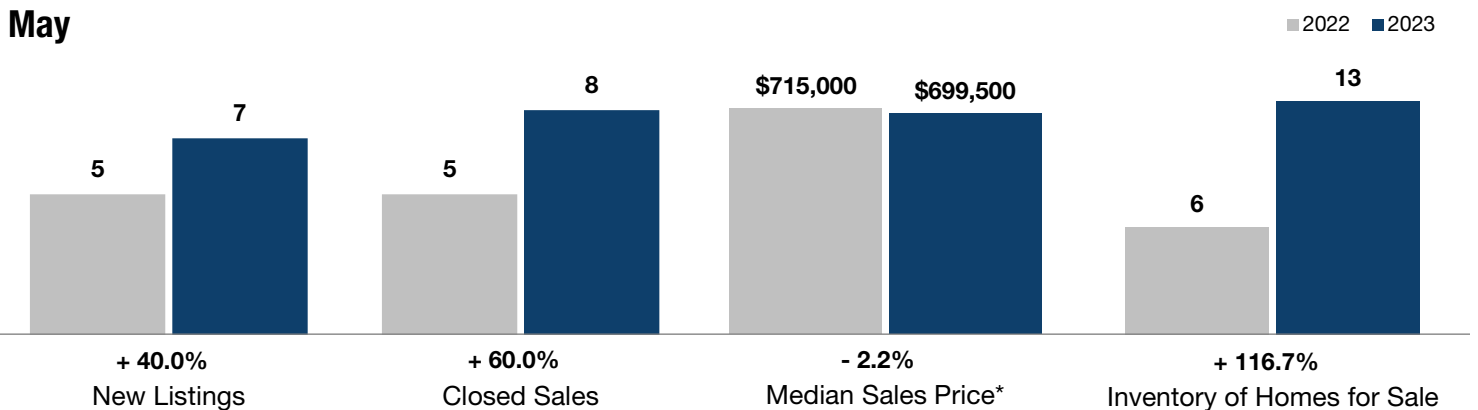


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29926

Key Metrics	May			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	5	7	+ 40.0%	31	39	+ 25.8%
Closed Sales	5	8	+ 60.0%	25	28	+ 12.0%
Median Sales Price*	\$715,000	\$699,500	- 2.2%	\$600,000	\$603,950	+ 0.7%
Percent of List Price Received*	101.0%	96.2%	- 4.8%	100.9%	97.6%	- 3.3%
Days on Market Until Sale	42	69	+ 65.3%	47	65	+ 37.7%
Inventory of Homes for Sale	6	13	+ 116.7%	--	--	--

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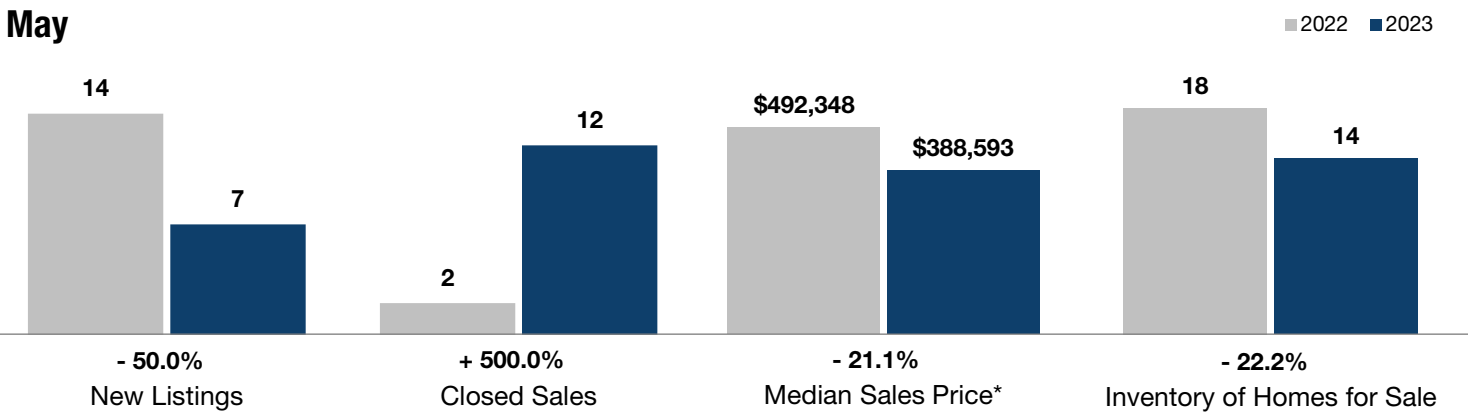


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29927

Key Metrics	May			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	14	7	- 50.0%	49	32	- 34.7%
Closed Sales	2	12	+ 500.0%	19	43	+ 126.3%
Median Sales Price*	\$492,348	\$388,593	- 21.1%	\$400,000	\$388,520	- 2.9%
Percent of List Price Received*	97.0%	99.6%	+ 2.7%	99.3%	100.1%	+ 0.8%
Days on Market Until Sale	11	231	+ 2,101.6%	99	192	+ 93.6%
Inventory of Homes for Sale	18	14	- 22.2%	--	--	--

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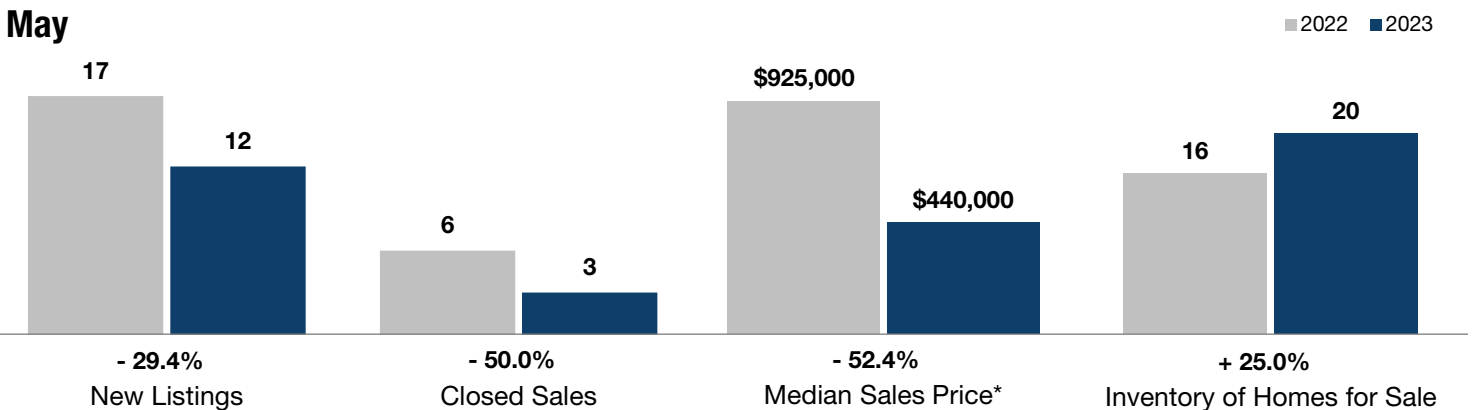


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29928

Key Metrics	May			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	17	12	- 29.4%	46	35	- 23.9%
Closed Sales	6	3	- 50.0%	26	27	+ 3.8%
Median Sales Price*	\$925,000	\$440,000	- 52.4%	\$888,550	\$580,000	- 34.7%
Percent of List Price Received*	103.5%	93.5%	- 9.7%	100.7%	97.6%	- 3.0%
Days on Market Until Sale	44	79	+ 78.9%	57	106	+ 87.2%
Inventory of Homes for Sale	16	20	+ 25.0%	--	--	--

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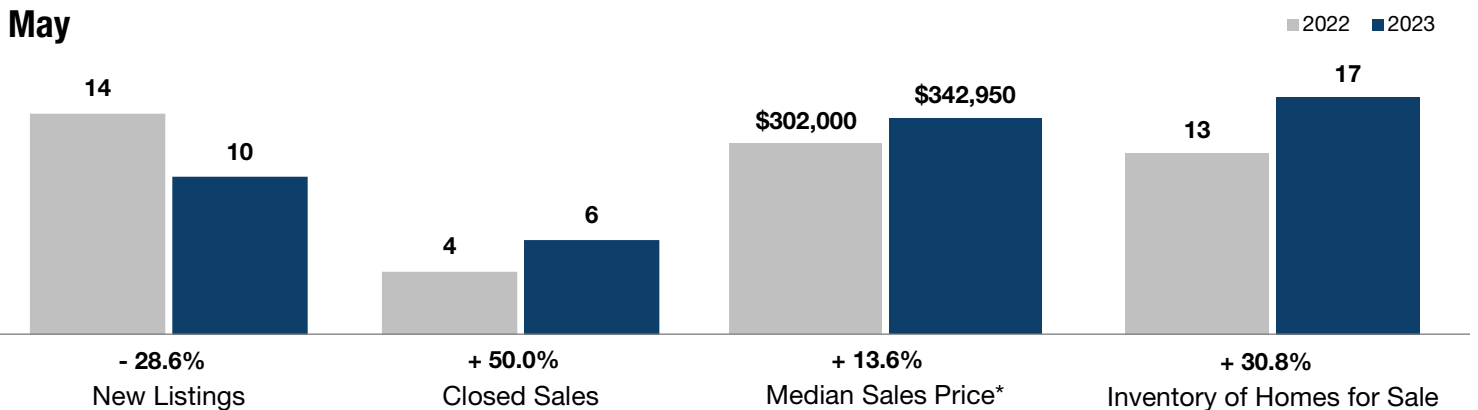


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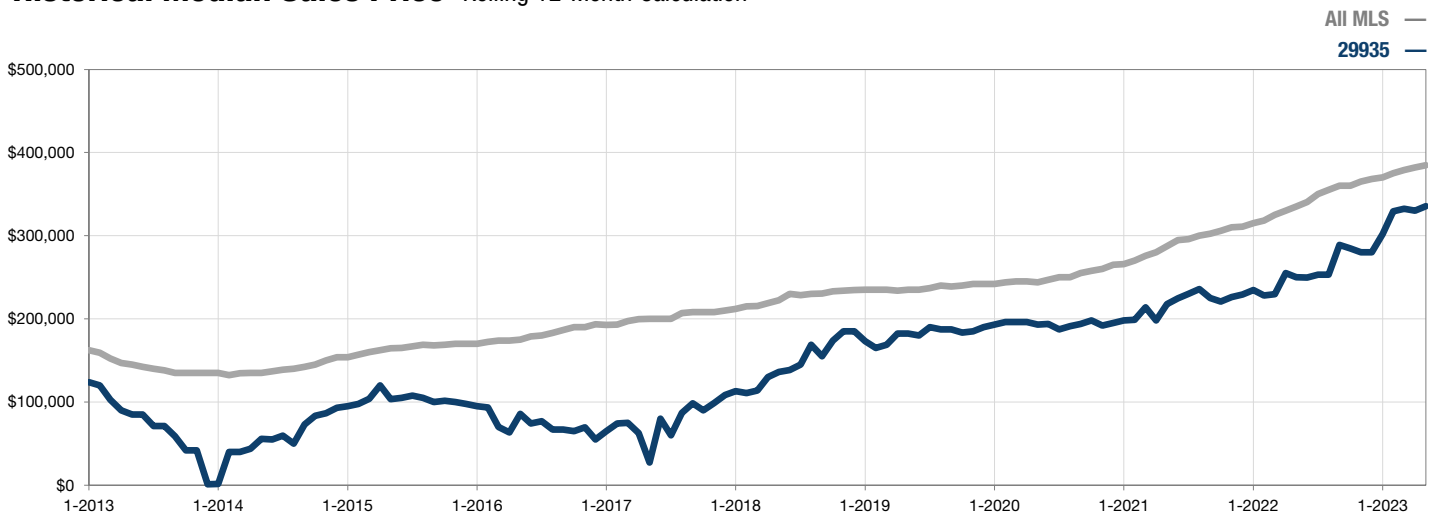
29935

Key Metrics	May			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	14	10	- 28.6%	55	37	- 32.7%
Closed Sales	4	6	+ 50.0%	34	36	+ 5.9%
Median Sales Price*	\$302,000	\$342,950	+ 13.6%	\$255,000	\$353,500	+ 38.6%
Percent of List Price Received*	100.1%	97.2%	- 2.8%	99.9%	99.9%	+ 0.0%
Days on Market Until Sale	38	155	+ 303.9%	43	113	+ 165.6%
Inventory of Homes for Sale	13	17	+ 30.8%	--	--	--

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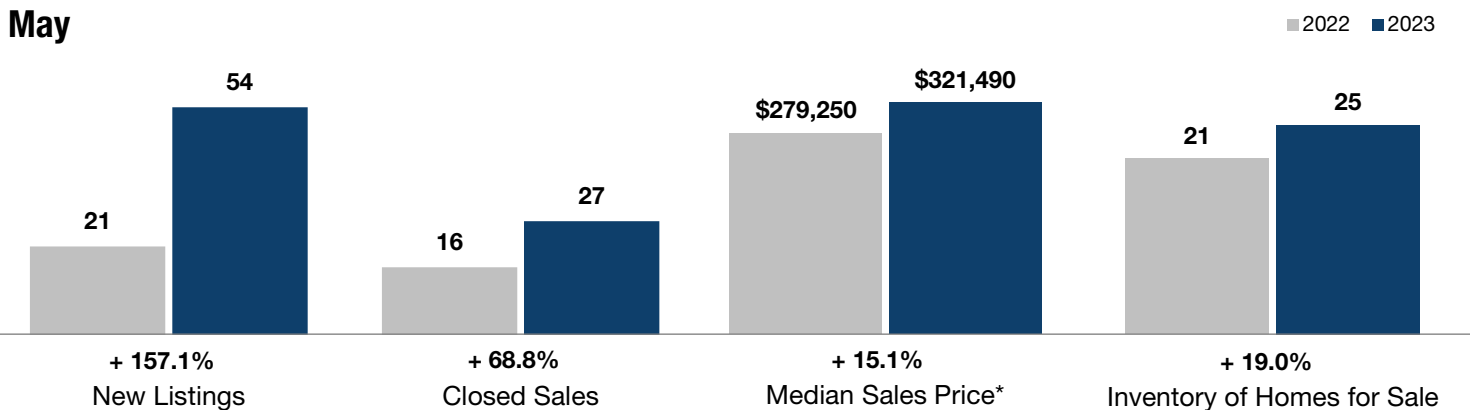


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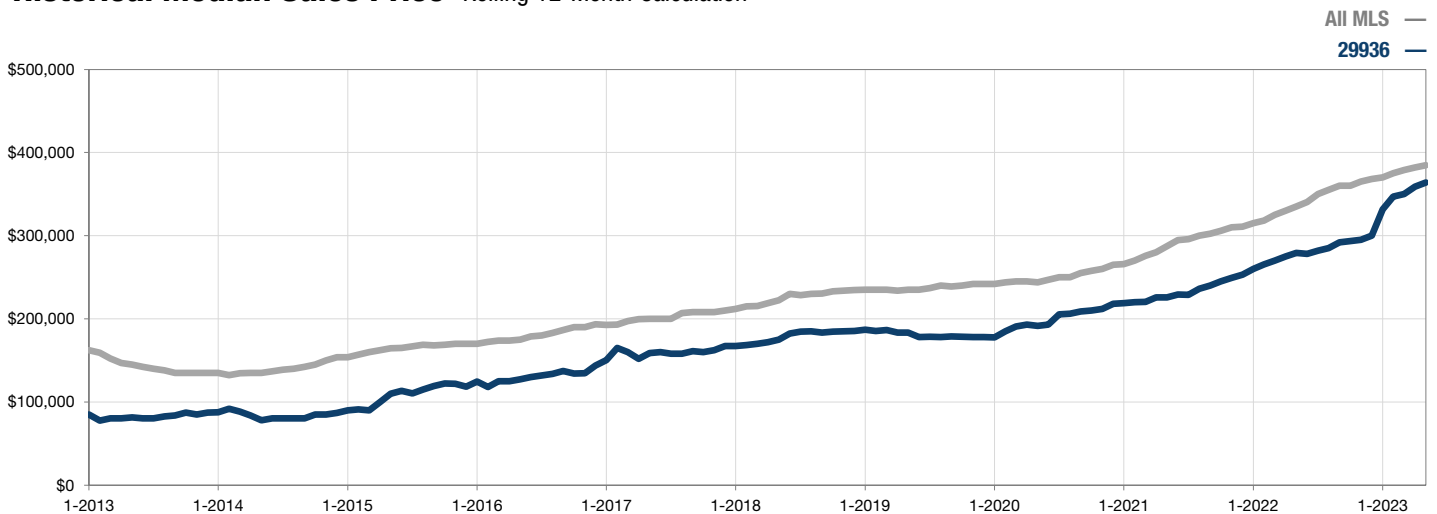
29936

Key Metrics	May			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	21	54	+ 157.1%	67	127	+ 89.6%
Closed Sales	16	27	+ 68.8%	76	83	+ 9.2%
Median Sales Price*	\$279,250	\$321,490	+ 15.1%	\$286,905	\$389,000	+ 35.6%
Percent of List Price Received*	98.7%	99.9%	+ 1.2%	100.2%	99.1%	- 1.1%
Days on Market Until Sale	98	112	+ 13.8%	129	137	+ 6.2%
Inventory of Homes for Sale	21	25	+ 19.0%	--	--	--

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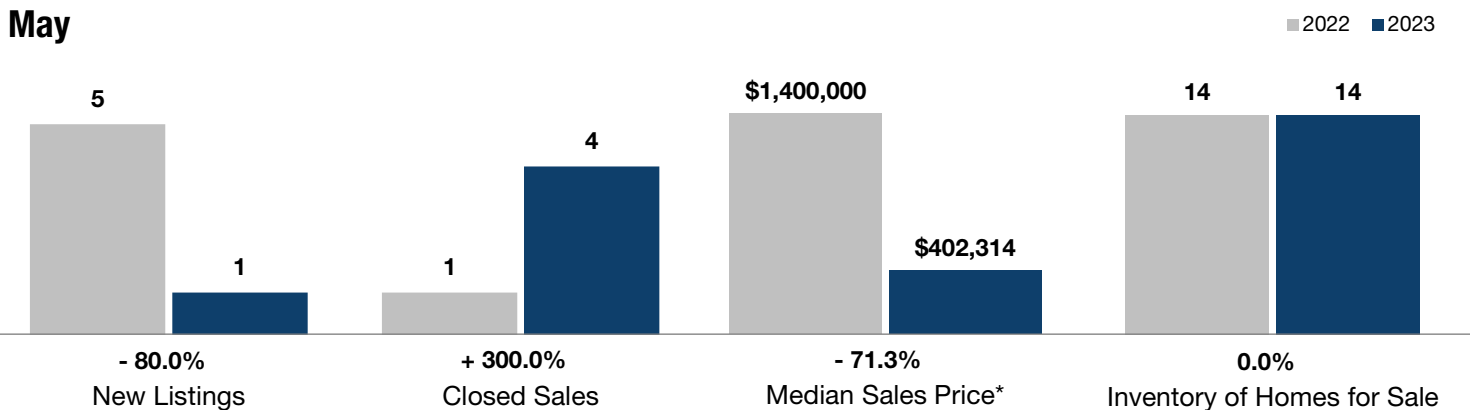


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29940

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	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	5	1	- 80.0%	23	26	+ 13.0%
Closed Sales	1	4	+ 300.0%	7	21	+ 200.0%
Median Sales Price*	\$1,400,000	\$402,314	- 71.3%	\$245,000	\$388,006	+ 58.4%
Percent of List Price Received*	100.0%	97.2%	- 2.8%	98.6%	95.7%	- 2.9%
Days on Market Until Sale	48	169	+ 252.6%	66	172	+ 161.7%
Inventory of Homes for Sale	14	14	0.0%	--	--	--

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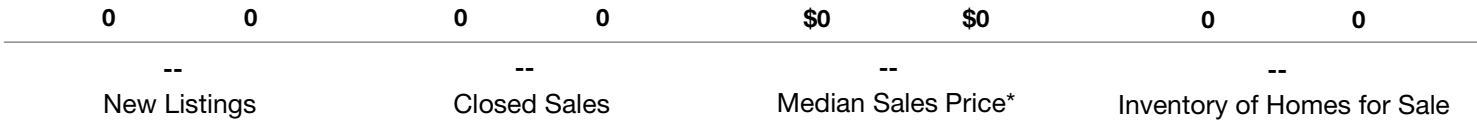
29941

Key Metrics	May			YTD		
	2022	2023	Percent Change	2022	2023	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	--	--	--	--

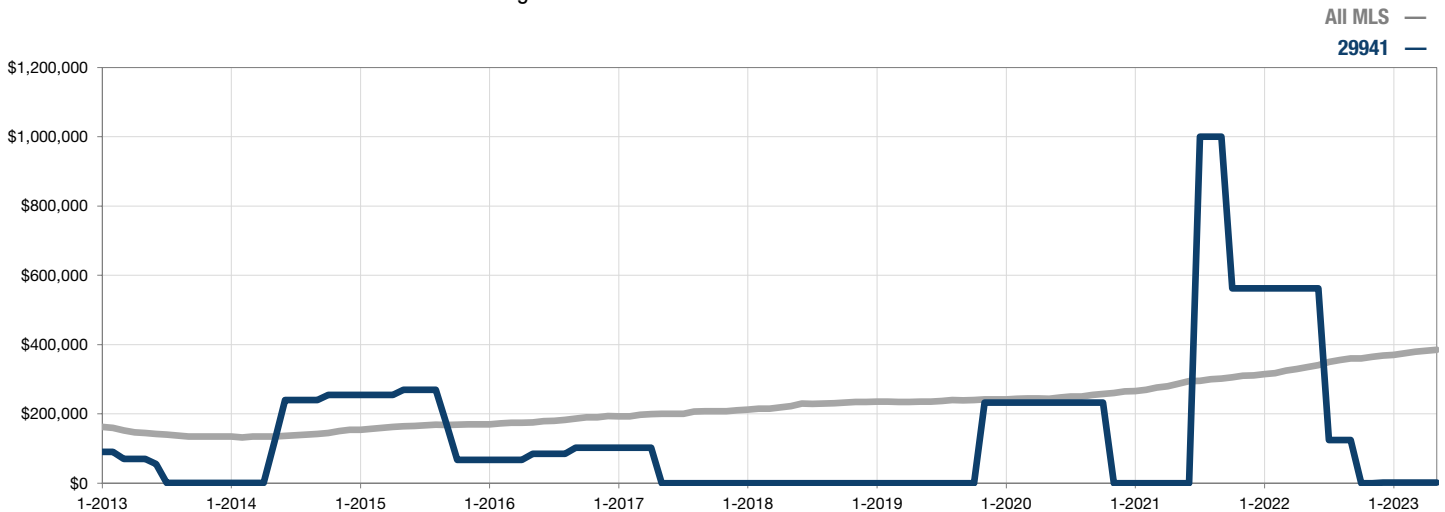
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May

■ 2022 ■ 2023



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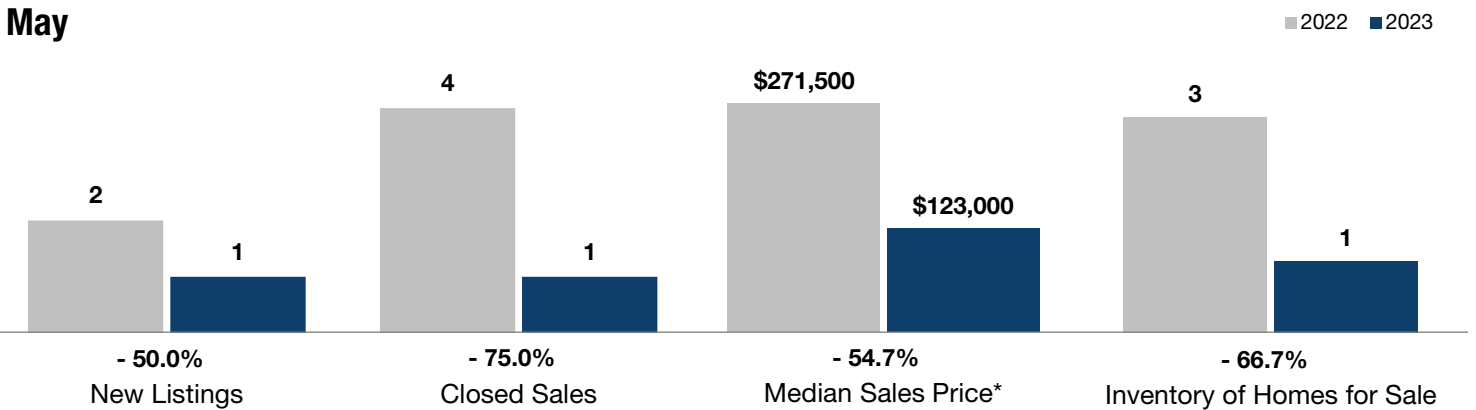


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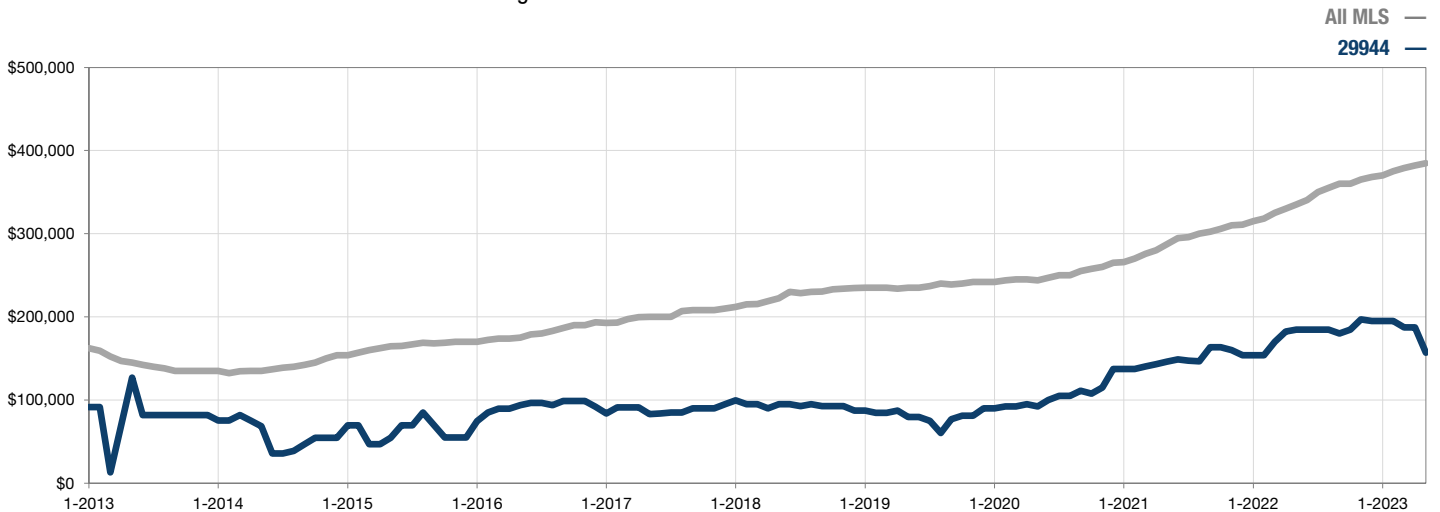
29944

Key Metrics	May			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	2	1	- 50.0%	15	4	- 73.3%
Closed Sales	4	1	- 75.0%	11	3	- 72.7%
Median Sales Price*	\$271,500	\$123,000	- 54.7%	\$254,000	\$123,000	- 51.6%
Percent of List Price Received*	98.5%	87.9%	- 10.8%	100.3%	94.7%	- 5.6%
Days on Market Until Sale	74	98	+ 32.9%	69	92	+ 33.4%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--

* 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



Local Market Update – May 2023

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

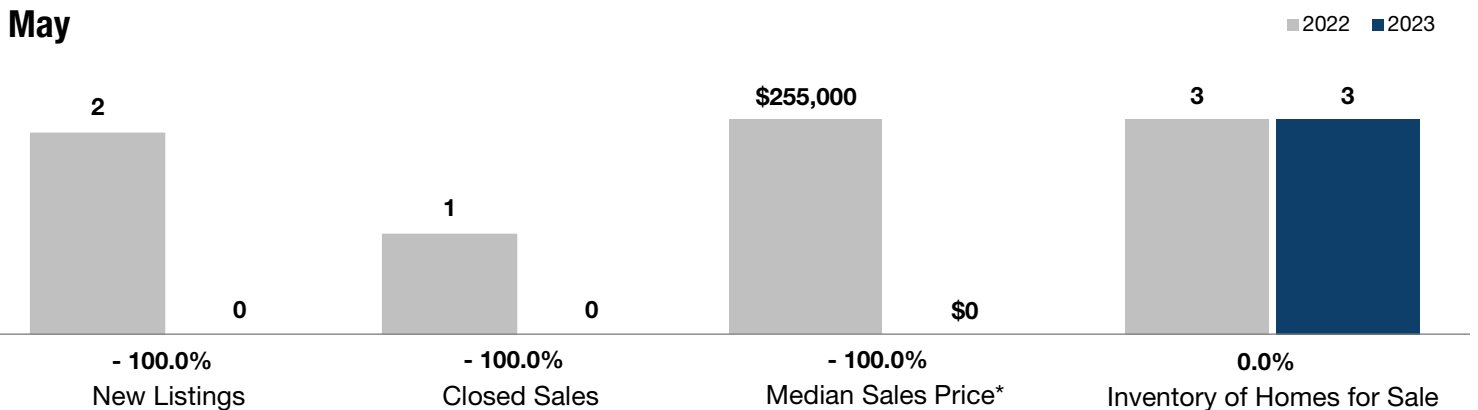


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29945

Key Metrics	May			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	2	0	- 100.0%	7	7	0.0%
Closed Sales	1	0	- 100.0%	9	3	- 66.7%
Median Sales Price*	\$255,000	\$0	- 100.0%	\$229,900	\$190,000	- 17.4%
Percent of List Price Received*	102.4%	0.0%	- 100.0%	102.1%	94.1%	- 7.8%
Days on Market Until Sale	58	0	- 100.0%	71	103	+ 45.1%
Inventory of Homes for Sale	3	3	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.



Historical Median Sales Price Rolling 12-Month Calculation

