

Local Market Update – July 2023

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

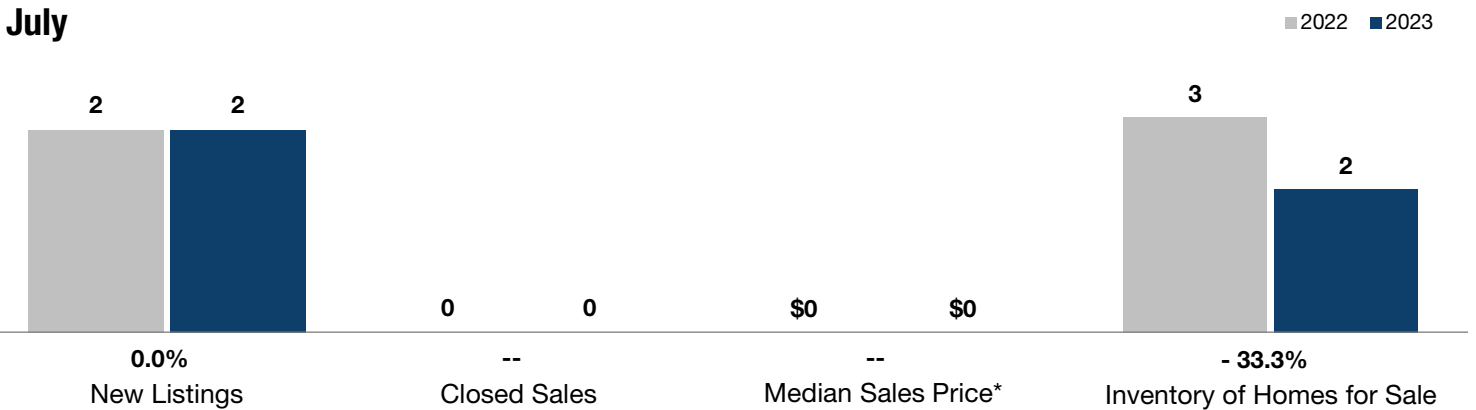


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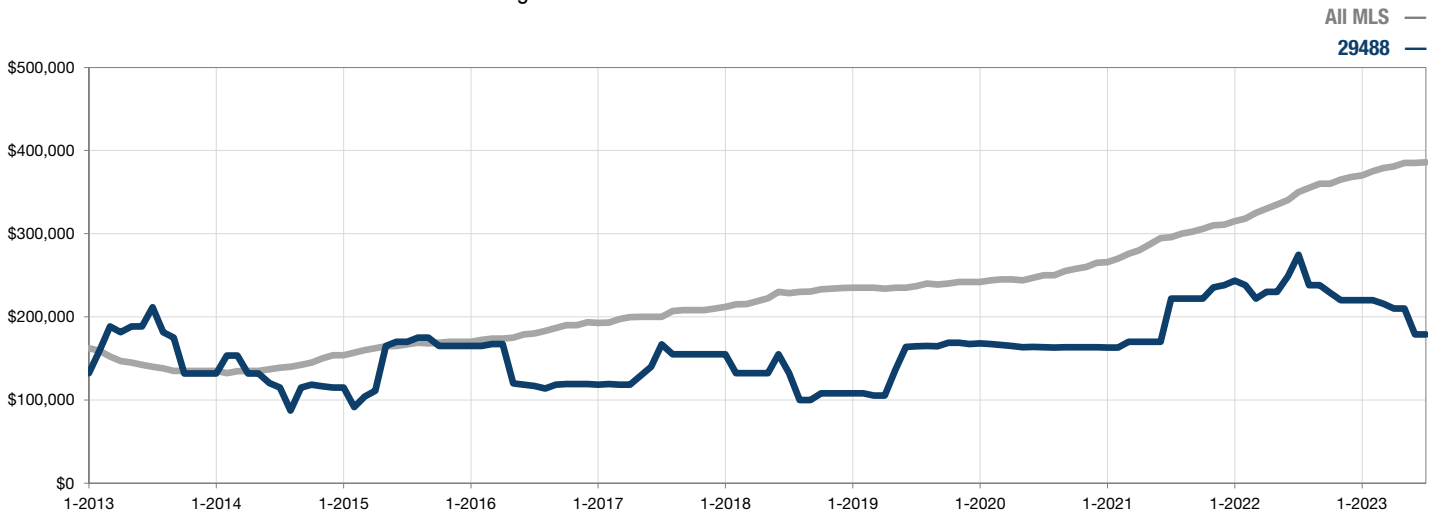
29488

Key Metrics	July			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	2	2	0.0%	8	7	- 12.5%
Closed Sales	0	0	--	7	8	+ 14.3%
Median Sales Price*	\$0	\$0	--	\$220,000	\$178,250	- 19.0%
Percent of List Price Received*	0.0%	0.0%	--	100.6%	93.9%	- 6.7%
Days on Market Until Sale	0	0	--	47	101	+ 115.5%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--

* 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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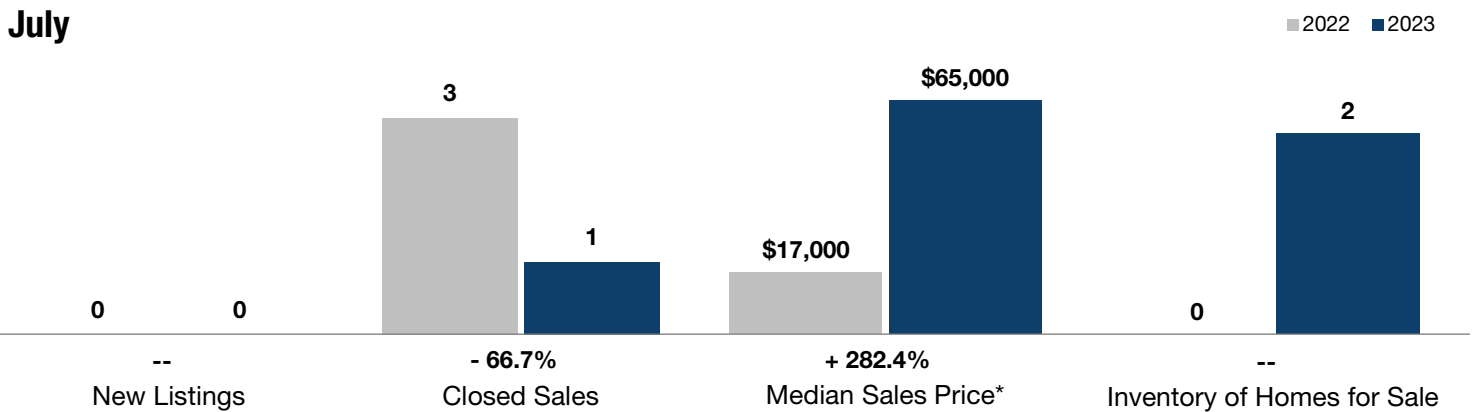


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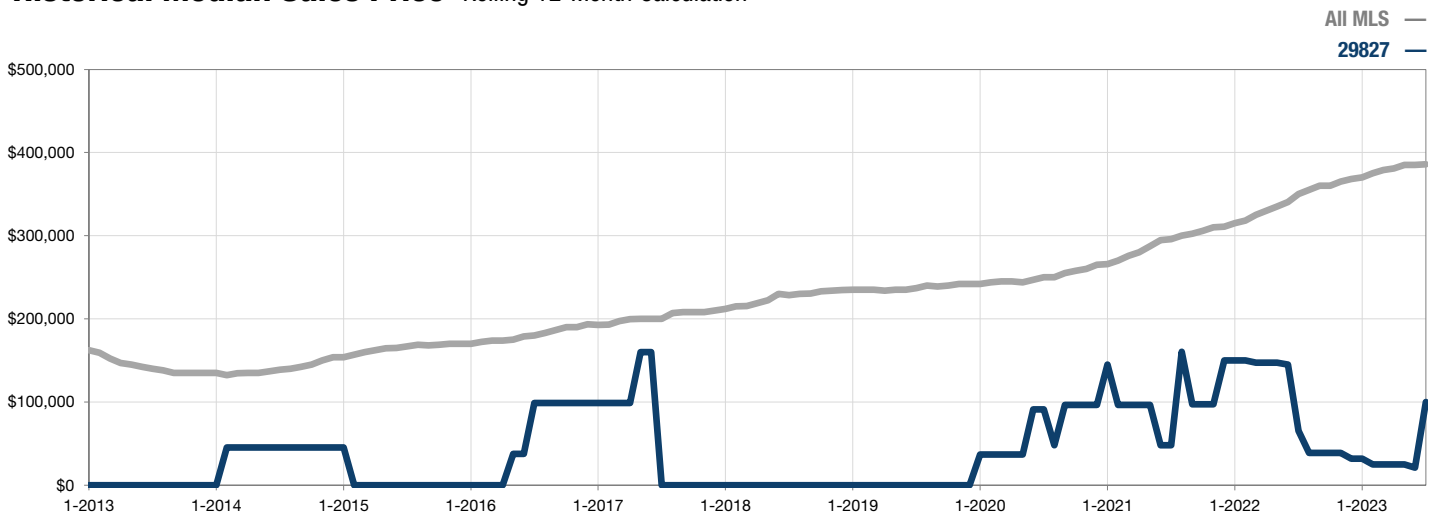
29827

Key Metrics	July			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	0	0	--	6	4	- 33.3%
Closed Sales	3	1	- 66.7%	6	2	- 66.7%
Median Sales Price*	\$17,000	\$65,000	+ 282.4%	\$32,000	\$100,000	+ 212.5%
Percent of List Price Received*	113.9%	110.2%	- 3.3%	105.4%	97.3%	- 7.7%
Days on Market Until Sale	88	29	- 66.9%	70	65	- 7.4%
Inventory of Homes for Sale	0	2	--	--	--	--

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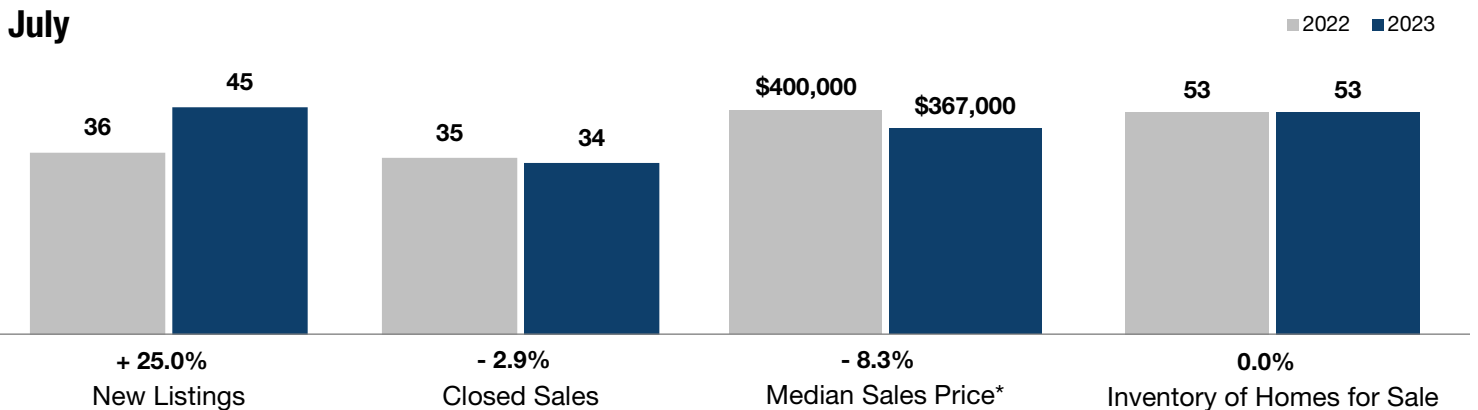


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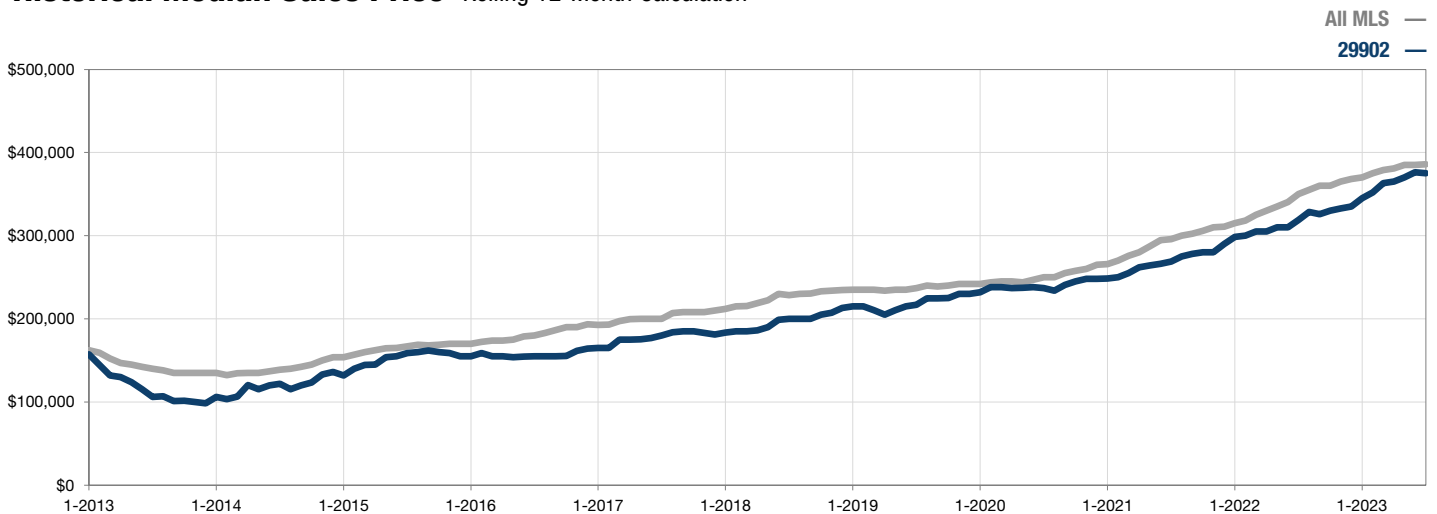
29902

Key Metrics	July			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	36	45	+ 25.0%	302	302	0.0%
Closed Sales	35	34	- 2.9%	260	274	+ 5.4%
Median Sales Price*	\$400,000	\$367,000	- 8.3%	\$330,000	\$385,000	+ 16.7%
Percent of List Price Received*	98.9%	99.8%	+ 0.9%	99.5%	98.6%	- 1.0%
Days on Market Until Sale	61	67	+ 9.5%	58	75	+ 29.6%
Inventory of Homes for Sale	53	53	0.0%	--	--	--

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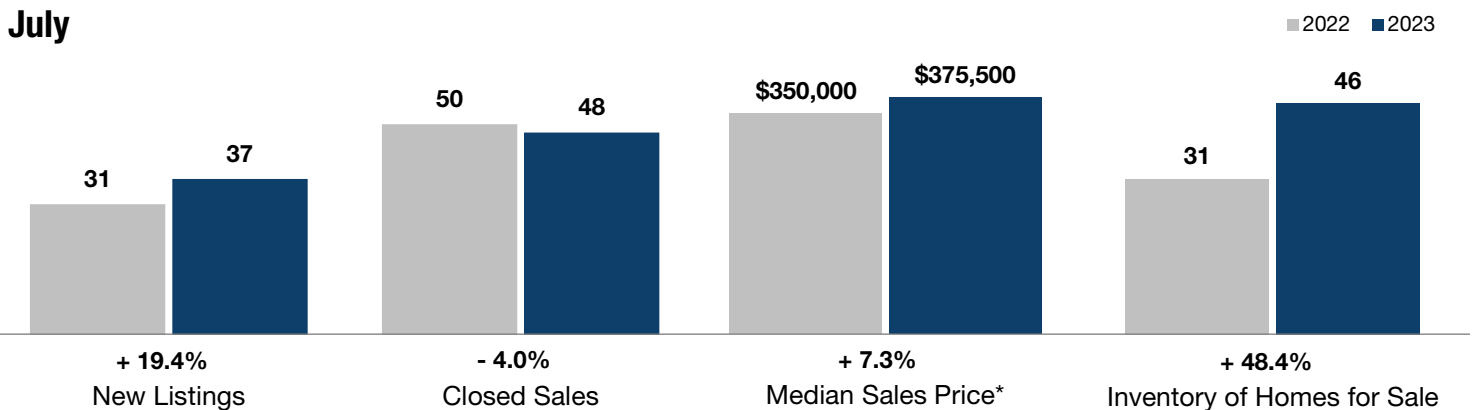


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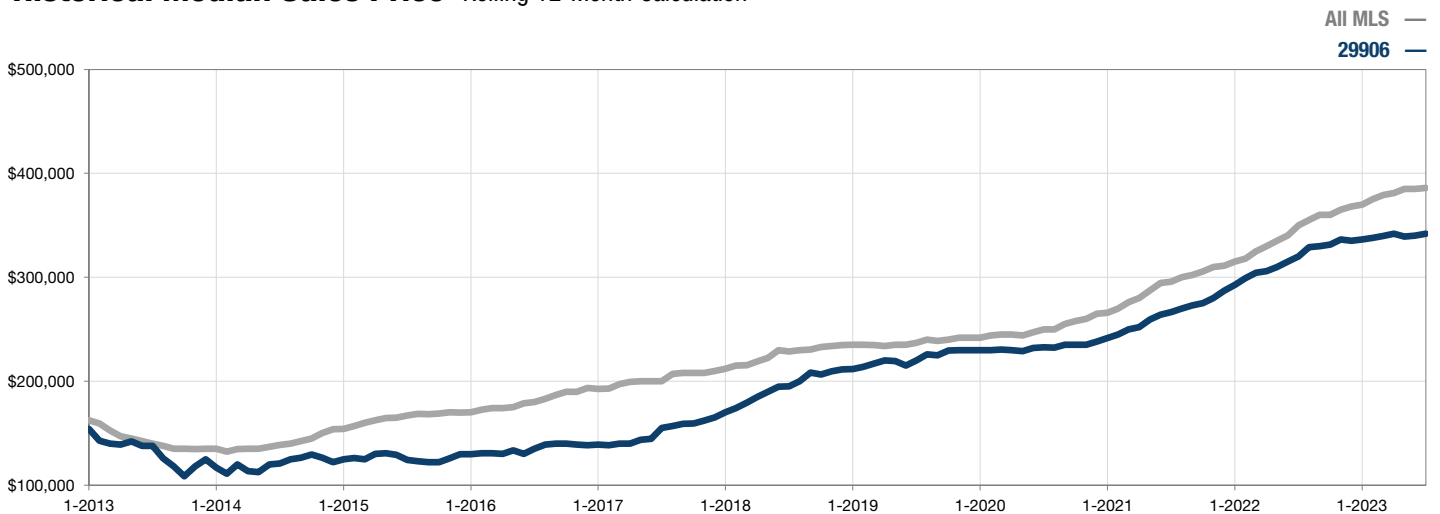
29906

Key Metrics	July			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	31	37	+ 19.4%	328	279	- 14.9%
Closed Sales	50	48	- 4.0%	346	234	- 32.4%
Median Sales Price*	\$350,000	\$375,500	+ 7.3%	\$337,944	\$350,500	+ 3.7%
Percent of List Price Received*	99.9%	99.6%	- 0.3%	100.1%	98.7%	- 1.4%
Days on Market Until Sale	69	84	+ 21.5%	74	69	- 6.6%
Inventory of Homes for Sale	31	46	+ 48.4%	--	--	--

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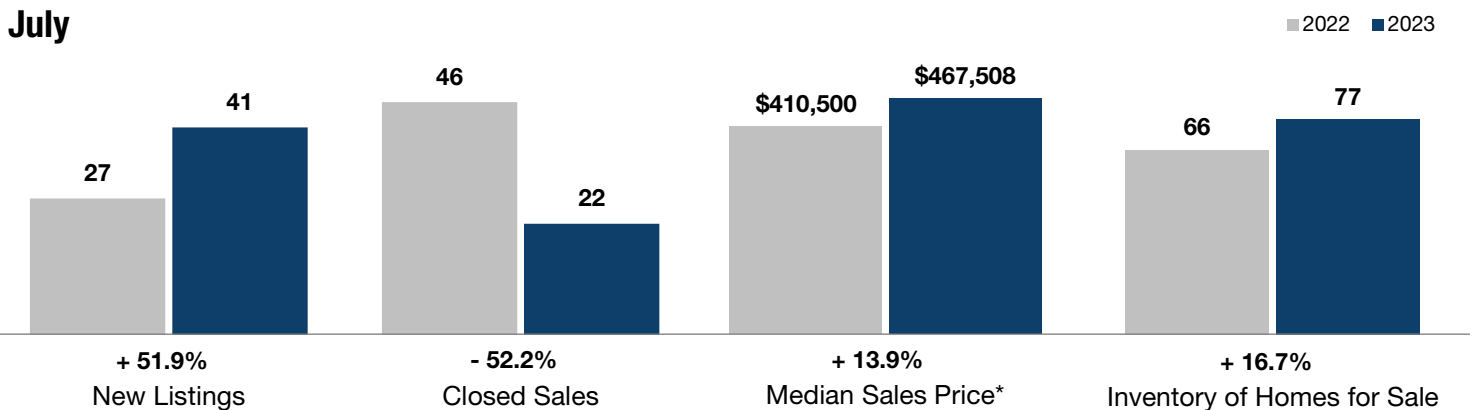


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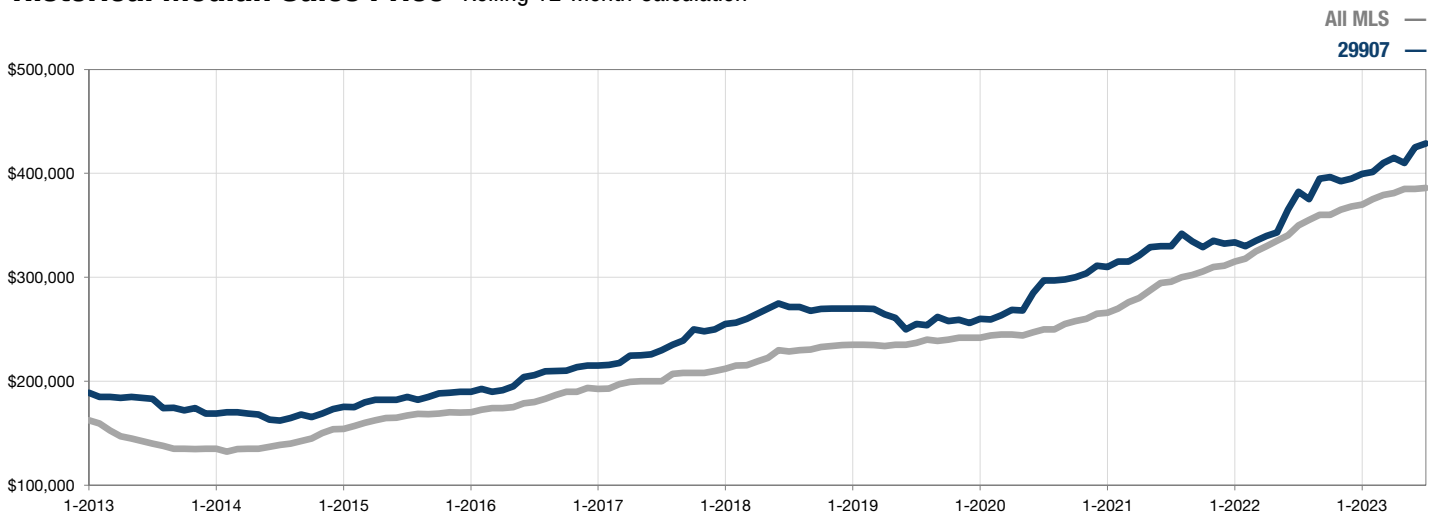
29907

Key Metrics	July			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	27	41	+ 51.9%	322	258	- 19.9%
Closed Sales	46	22	- 52.2%	309	224	- 27.5%
Median Sales Price*	\$410,500	\$467,508	+ 13.9%	\$402,700	\$470,000	+ 16.7%
Percent of List Price Received*	100.4%	97.3%	- 3.0%	100.3%	98.9%	- 1.4%
Days on Market Until Sale	90	91	+ 0.3%	84	106	+ 26.5%
Inventory of Homes for Sale	66	77	+ 16.7%	--	--	--

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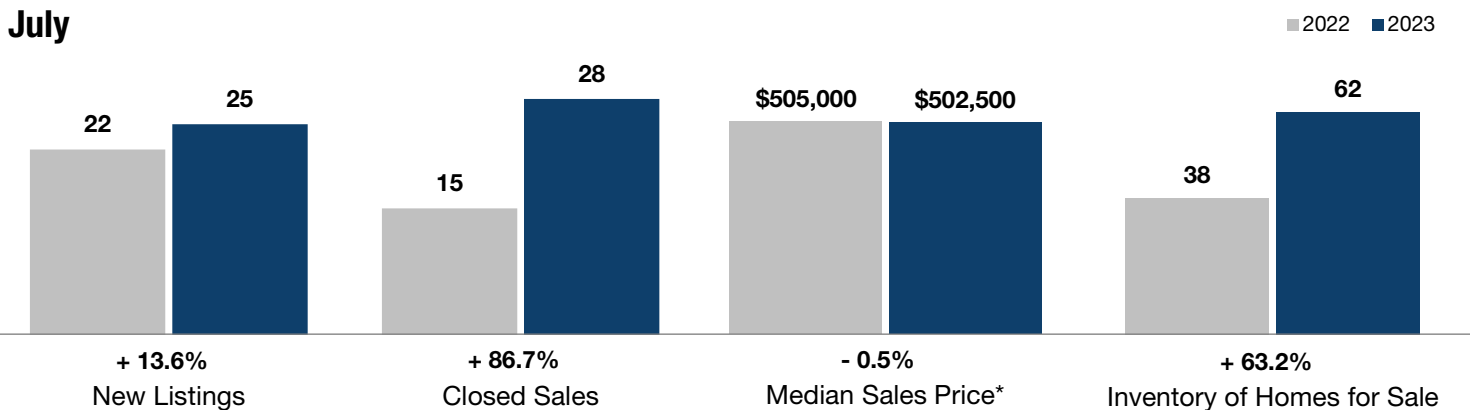


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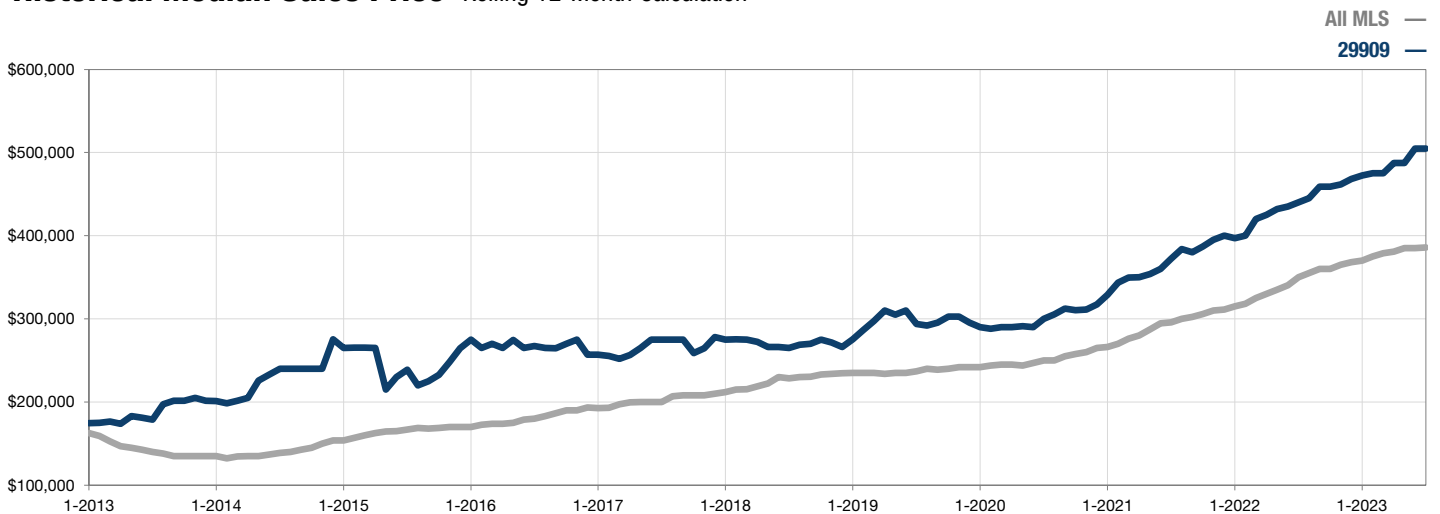
29909

Key Metrics	July			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	22	25	+ 13.6%	176	178	+ 1.1%
Closed Sales	15	28	+ 86.7%	149	152	+ 2.0%
Median Sales Price*	\$505,000	\$502,500	- 0.5%	\$467,000	\$518,500	+ 11.0%
Percent of List Price Received*	99.7%	97.9%	- 1.8%	100.7%	97.5%	- 3.1%
Days on Market Until Sale	61	92	+ 52.6%	66	114	+ 72.9%
Inventory of Homes for Sale	38	62	+ 63.2%	--	--	--

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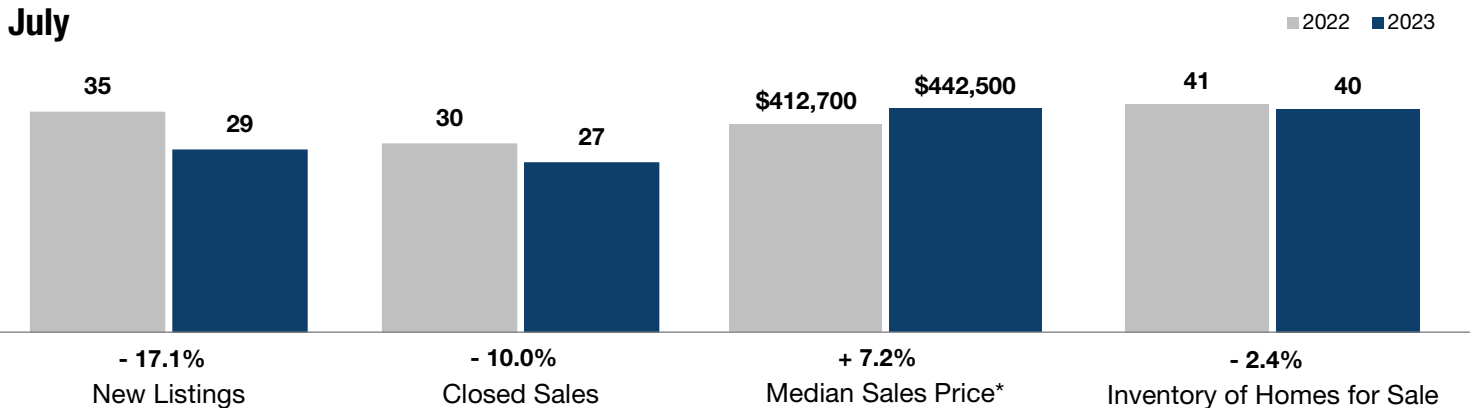


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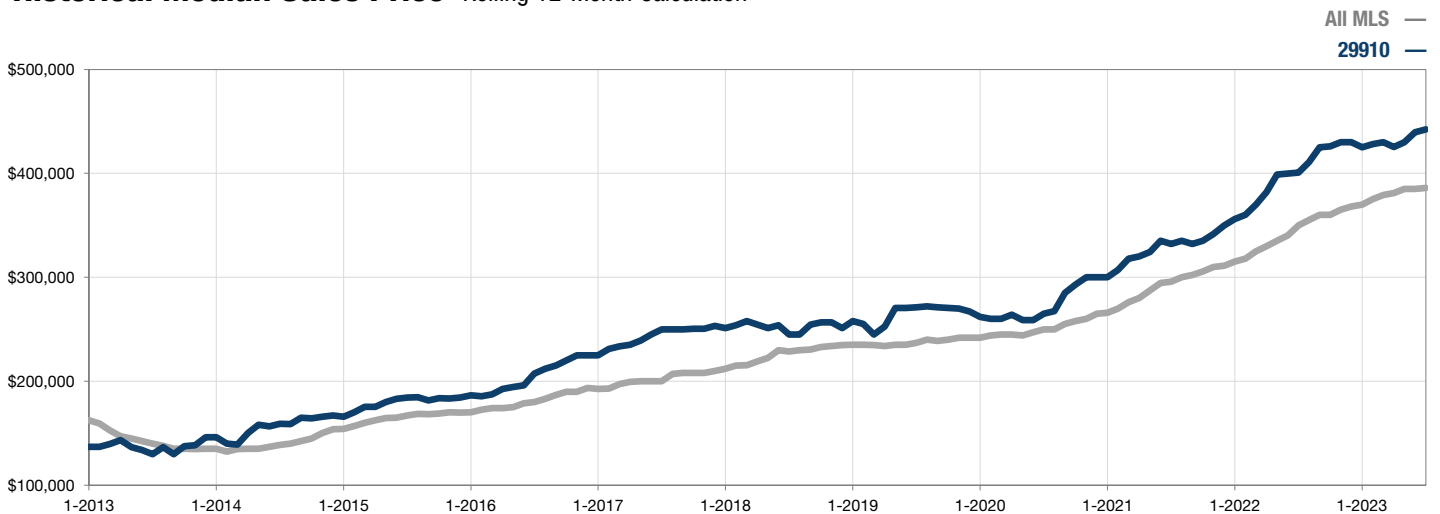
29910

Key Metrics	July			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	35	29	- 17.1%	196	181	- 7.7%
Closed Sales	30	27	- 10.0%	159	157	- 1.3%
Median Sales Price*	\$412,700	\$442,500	+ 7.2%	\$425,000	\$445,000	+ 4.7%
Percent of List Price Received*	100.3%	98.0%	- 2.2%	101.0%	98.5%	- 2.5%
Days on Market Until Sale	56	68	+ 21.2%	59	71	+ 19.3%
Inventory of Homes for Sale	41	40	- 2.4%	--	--	--

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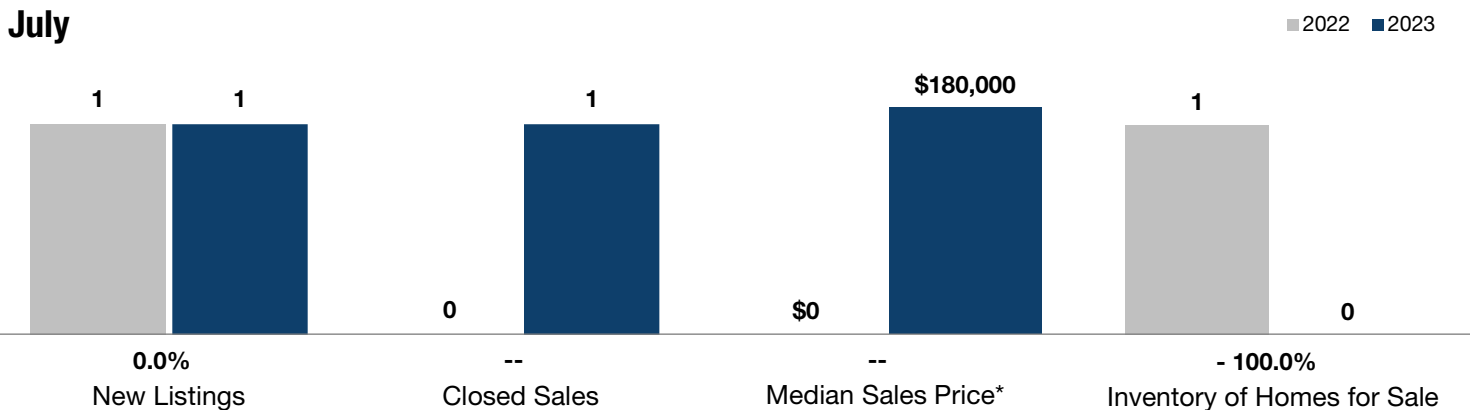


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29911

Key Metrics	July			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	1	1	0.0%	4	4	0.0%
Closed Sales	0	1	--	4	2	- 50.0%
Median Sales Price*	\$0	\$180,000	--	\$131,450	\$142,500	+ 8.4%
Percent of List Price Received*	0.0%	97.3%	--	96.9%	98.7%	+ 1.8%
Days on Market Until Sale	0	65	--	110	58	- 47.5%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--

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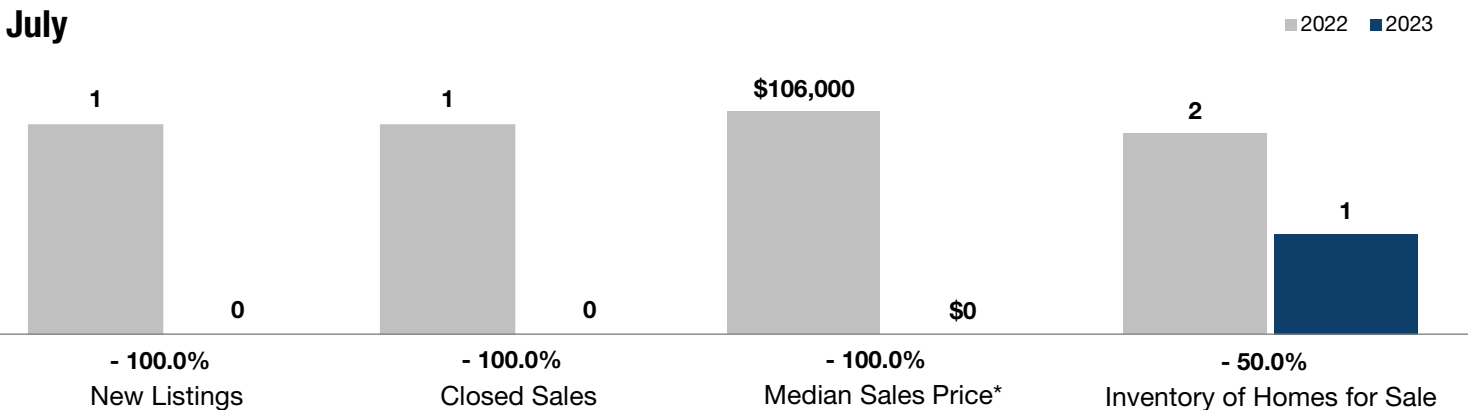


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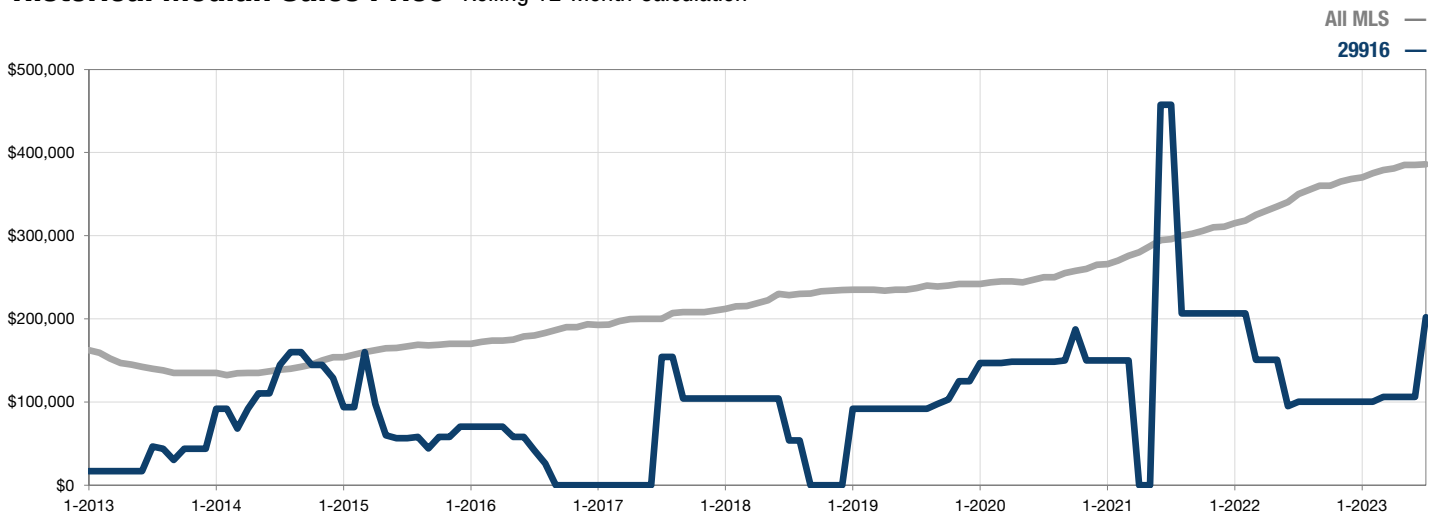
29916

Key Metrics	July			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	1	0	- 100.0%	4	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$106,000	\$0	- 100.0%	\$100,500	\$0	- 100.0%
Percent of List Price Received*	71.1%	0.0%	- 100.0%	78.8%	0.0%	- 100.0%
Days on Market Until Sale	109	0	- 100.0%	200	0	- 100.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--

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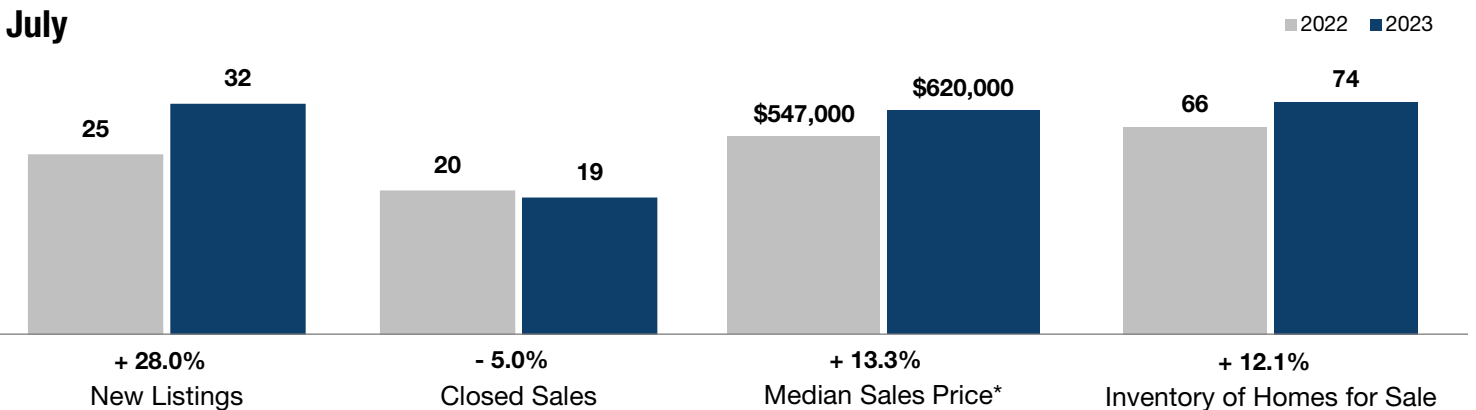


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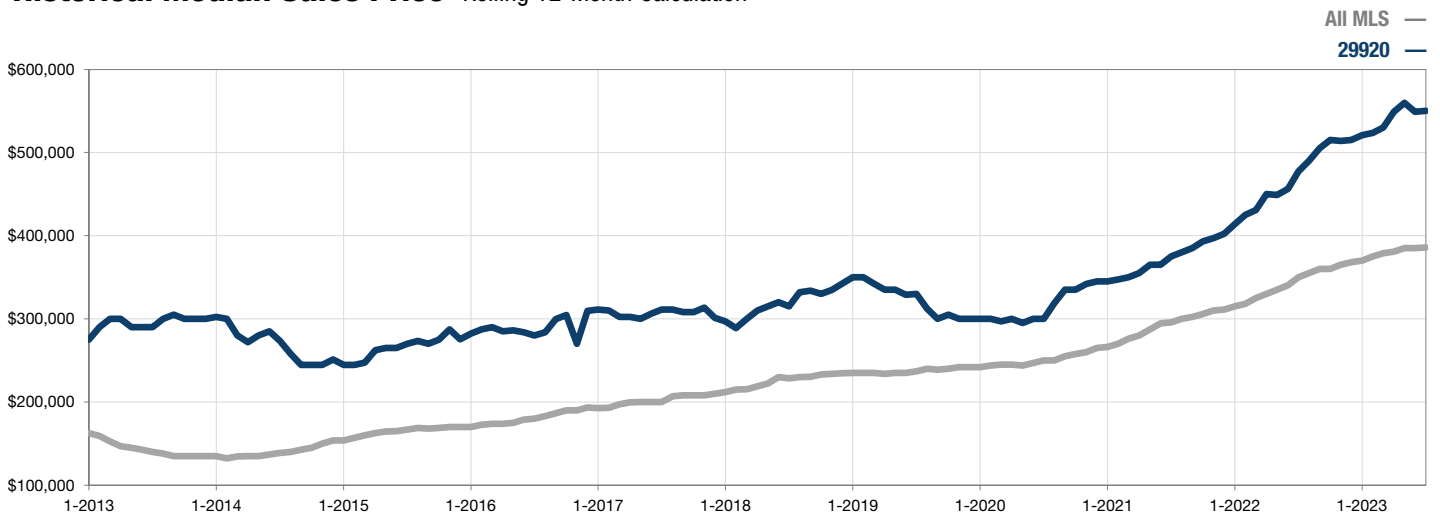
29920

Key Metrics	July			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	25	32	+ 28.0%	220	196	- 10.9%
Closed Sales	20	19	- 5.0%	188	174	- 7.4%
Median Sales Price*	\$547,000	\$620,000	+ 13.3%	\$497,000	\$560,000	+ 12.7%
Percent of List Price Received*	95.3%	95.6%	+ 0.4%	97.9%	96.6%	- 1.3%
Days on Market Until Sale	104	115	+ 11.0%	86	98	+ 13.7%
Inventory of Homes for Sale	66	74	+ 12.1%	--	--	--

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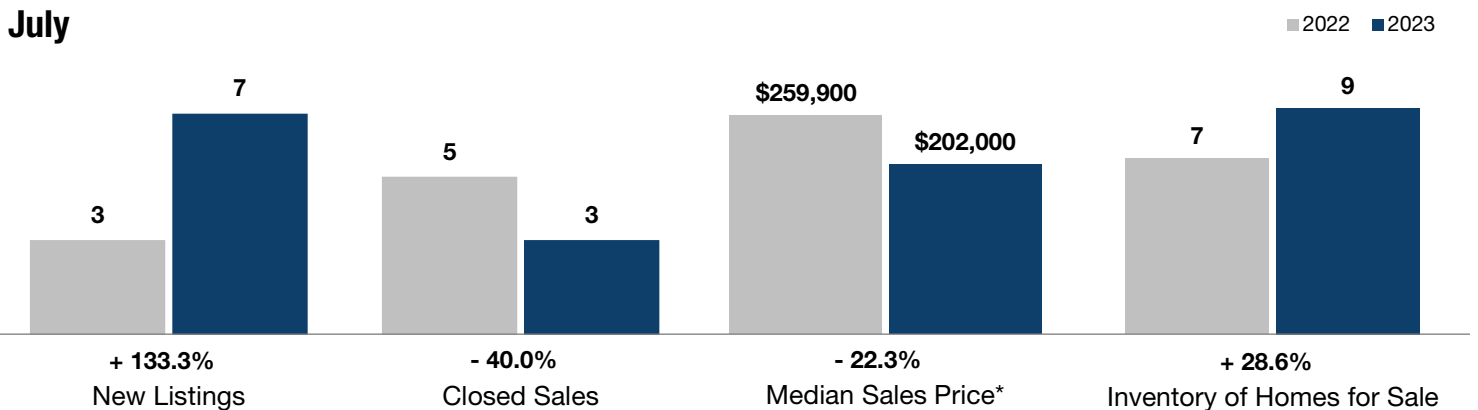


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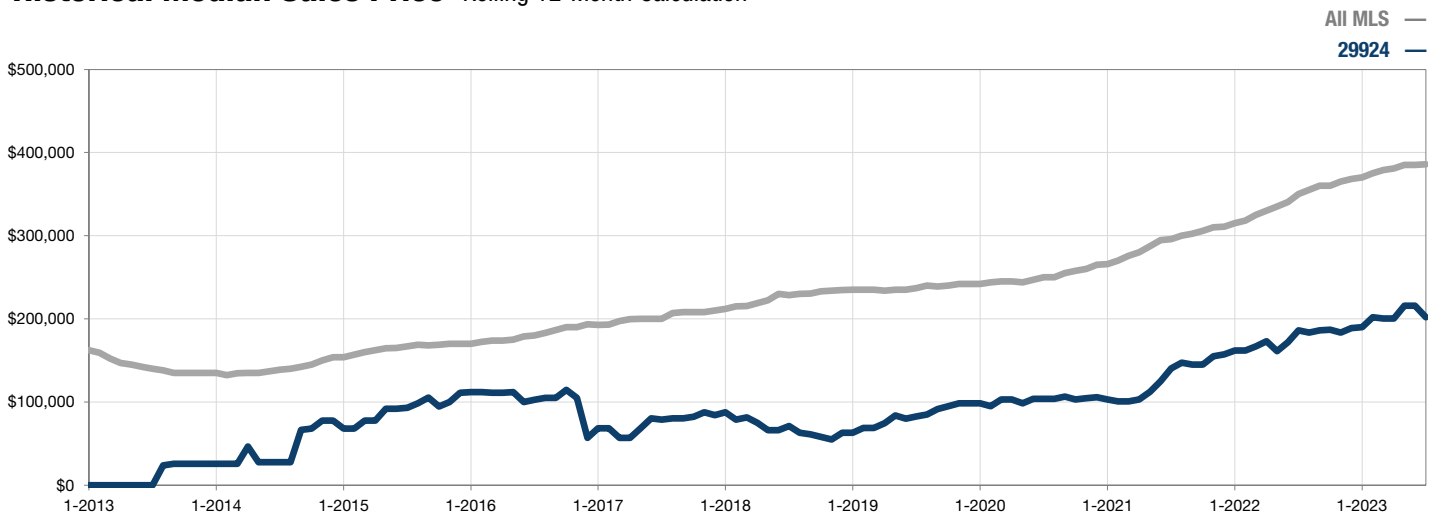
29924

Key Metrics	July			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	3	7	+ 133.3%	27	15	- 44.4%
Closed Sales	5	3	- 40.0%	26	14	- 46.2%
Median Sales Price*	\$259,900	\$202,000	- 22.3%	\$188,950	\$202,000	+ 6.9%
Percent of List Price Received*	91.1%	89.3%	- 1.9%	96.0%	93.2%	- 2.9%
Days on Market Until Sale	125	204	+ 62.4%	93	121	+ 30.6%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--

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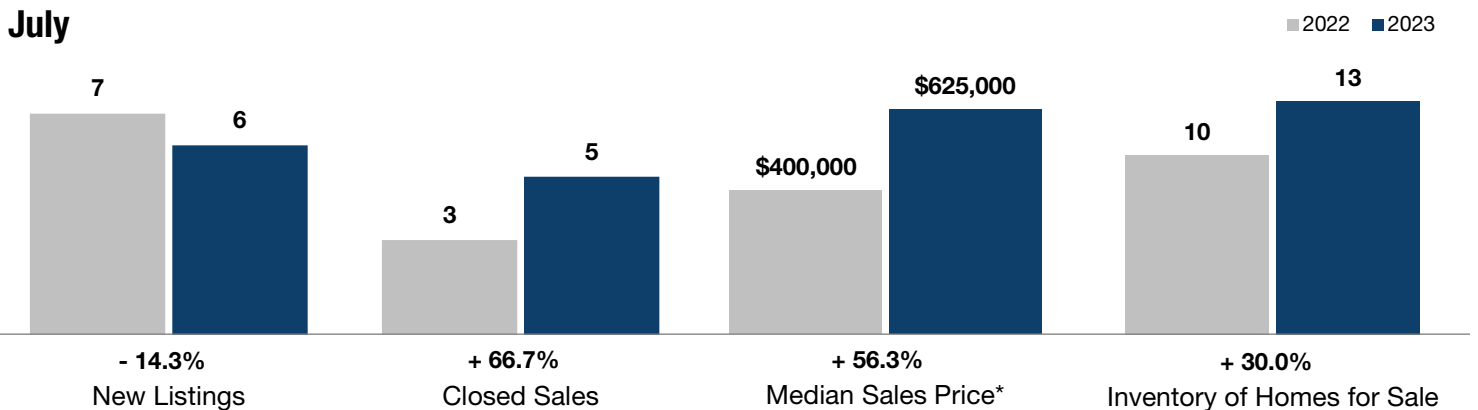


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29926

Key Metrics	July			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	7	6	- 14.3%	48	50	+ 4.2%
Closed Sales	3	5	+ 66.7%	35	40	+ 14.3%
Median Sales Price*	\$400,000	\$625,000	+ 56.3%	\$615,000	\$640,000	+ 4.1%
Percent of List Price Received*	99.3%	101.5%	+ 2.2%	101.1%	98.2%	- 2.8%
Days on Market Until Sale	44	99	+ 125.5%	57	67	+ 18.6%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--

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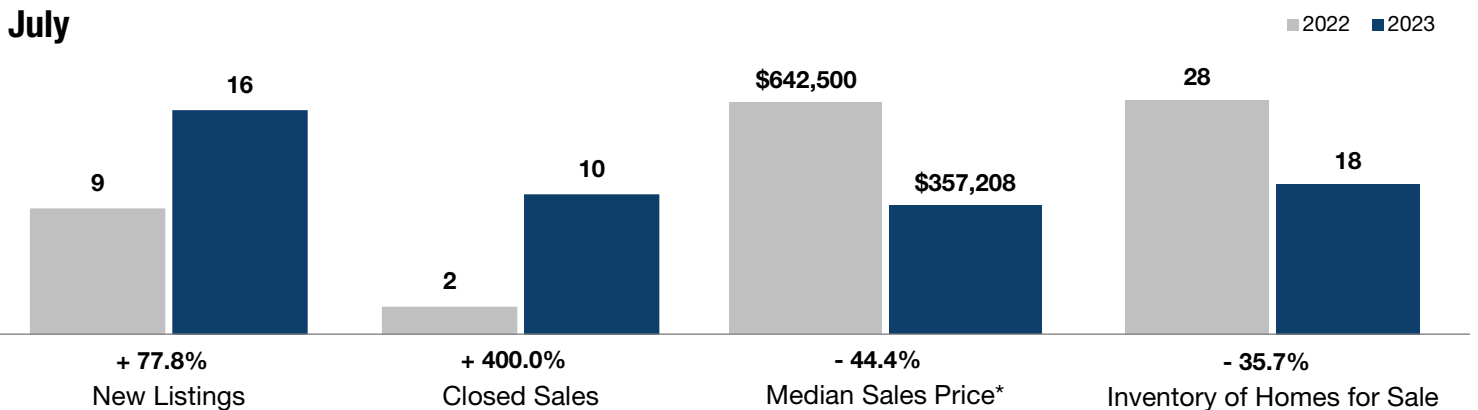


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29927

Key Metrics	July			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	9	16	+ 77.8%	72	53	- 26.4%
Closed Sales	2	10	+ 400.0%	28	57	+ 103.6%
Median Sales Price*	\$642,500	\$357,208	- 44.4%	\$405,136	\$366,220	- 9.6%
Percent of List Price Received*	101.1%	104.9%	+ 3.8%	100.2%	100.9%	+ 0.7%
Days on Market Until Sale	81	238	+ 193.7%	86	206	+ 139.5%
Inventory of Homes for Sale	28	18	- 35.7%	--	--	--

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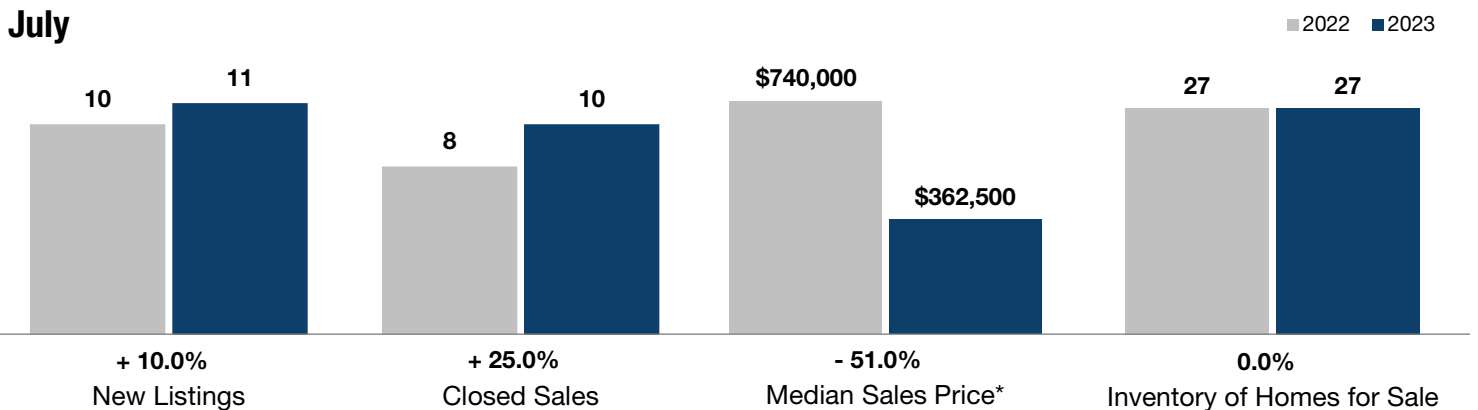


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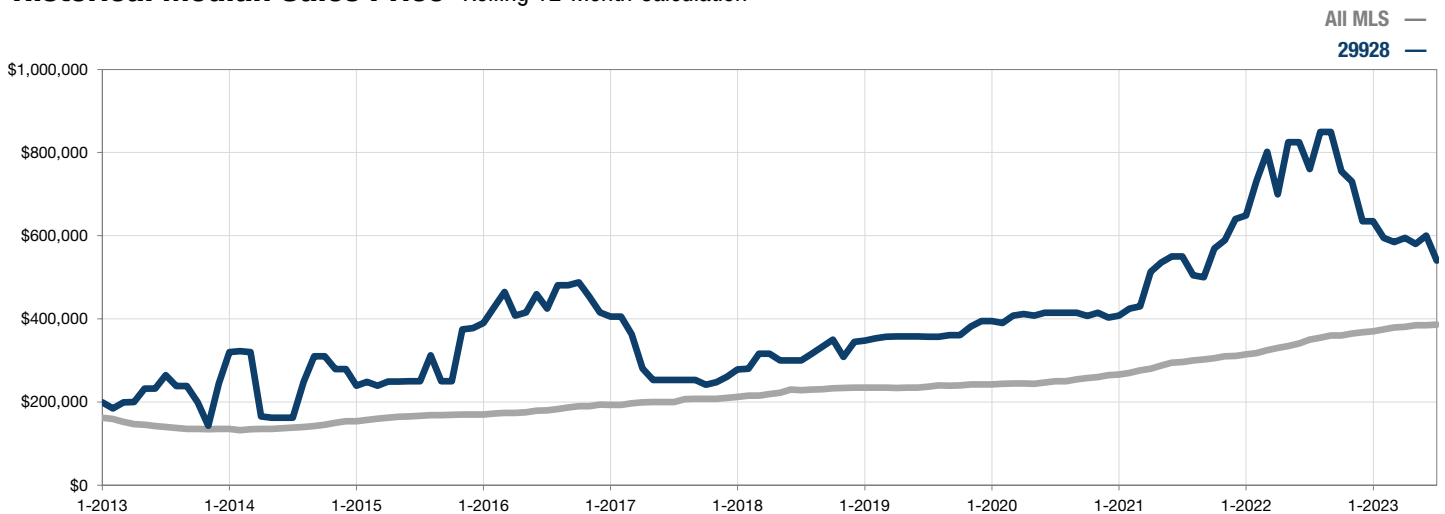
29928

Key Metrics	July			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	10	11	+ 10.0%	72	56	- 22.2%
Closed Sales	8	10	+ 25.0%	41	49	+ 19.5%
Median Sales Price*	\$740,000	\$362,500	- 51.0%	\$750,000	\$500,000	- 33.3%
Percent of List Price Received*	102.1%	99.6%	- 2.5%	101.0%	98.9%	- 2.1%
Days on Market Until Sale	69	50	- 26.8%	57	95	+ 66.1%
Inventory of Homes for Sale	27	27	0.0%	--	--	--

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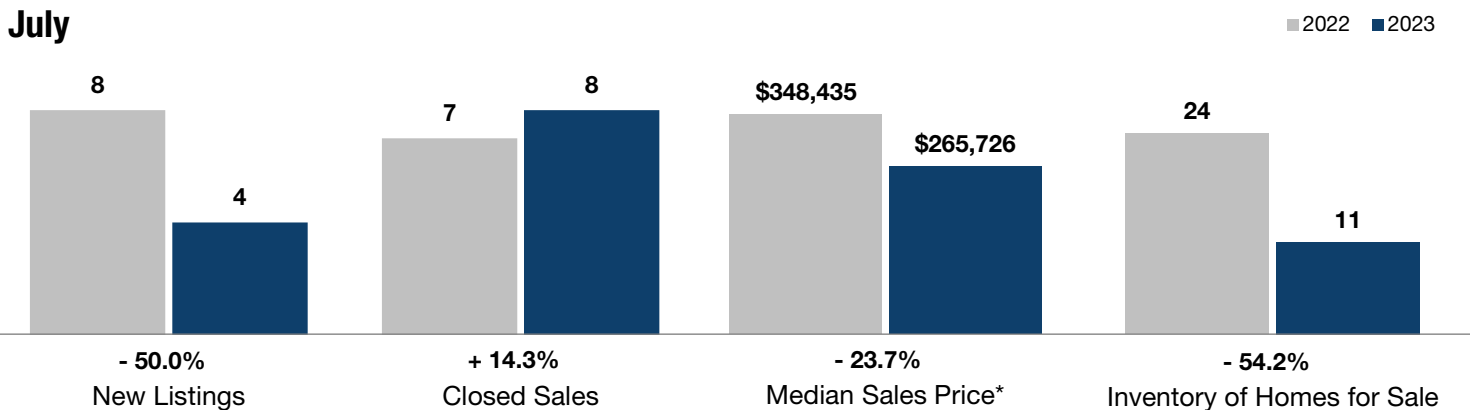


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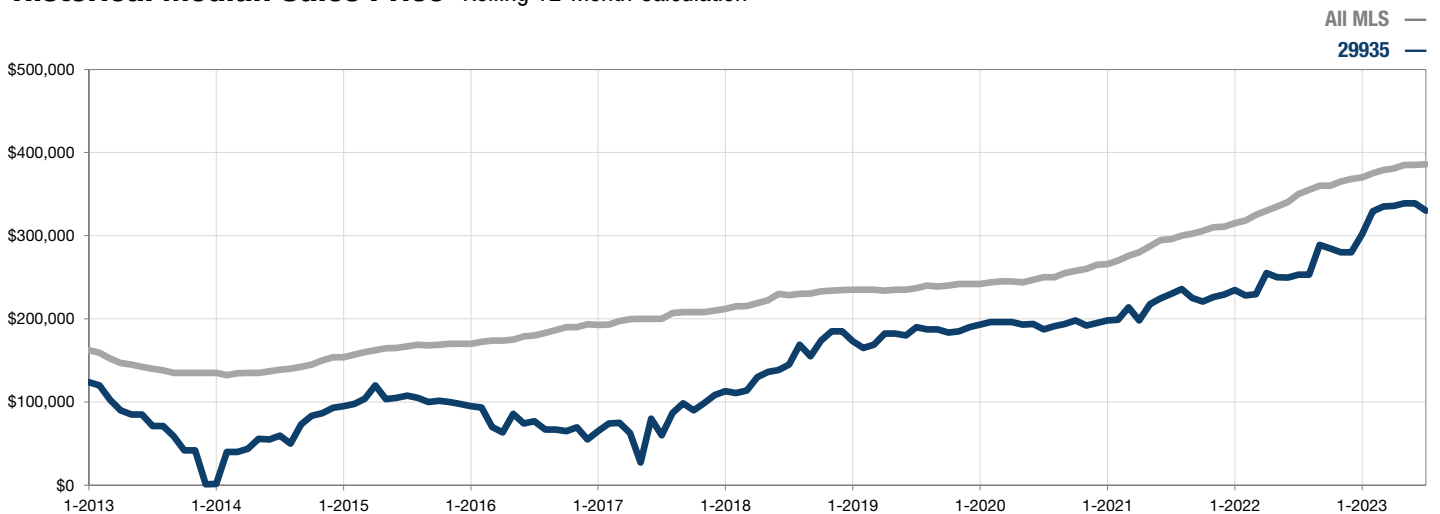
29935

Key Metrics	July			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	8	4	- 50.0%	76	52	- 31.6%
Closed Sales	7	8	+ 14.3%	48	55	+ 14.6%
Median Sales Price*	\$348,435	\$265,726	- 23.7%	\$337,500	\$346,000	+ 2.5%
Percent of List Price Received*	98.3%	99.5%	+ 0.2%	99.6%	99.5%	- 0.1%
Days on Market Until Sale	79	65	- 17.9%	53	116	+ 120.4%
Inventory of Homes for Sale	24	11	- 54.2%	--	--	--

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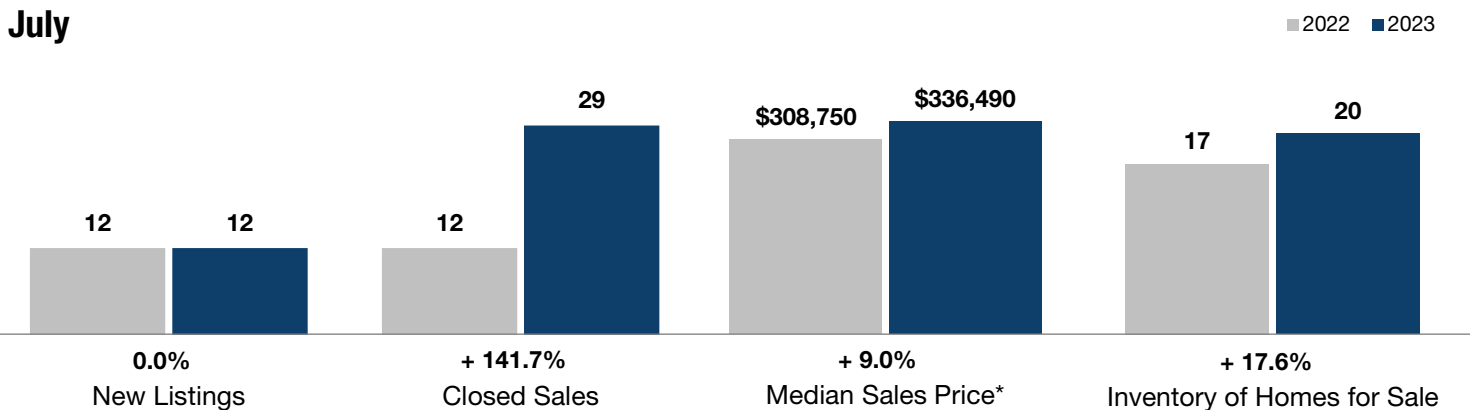


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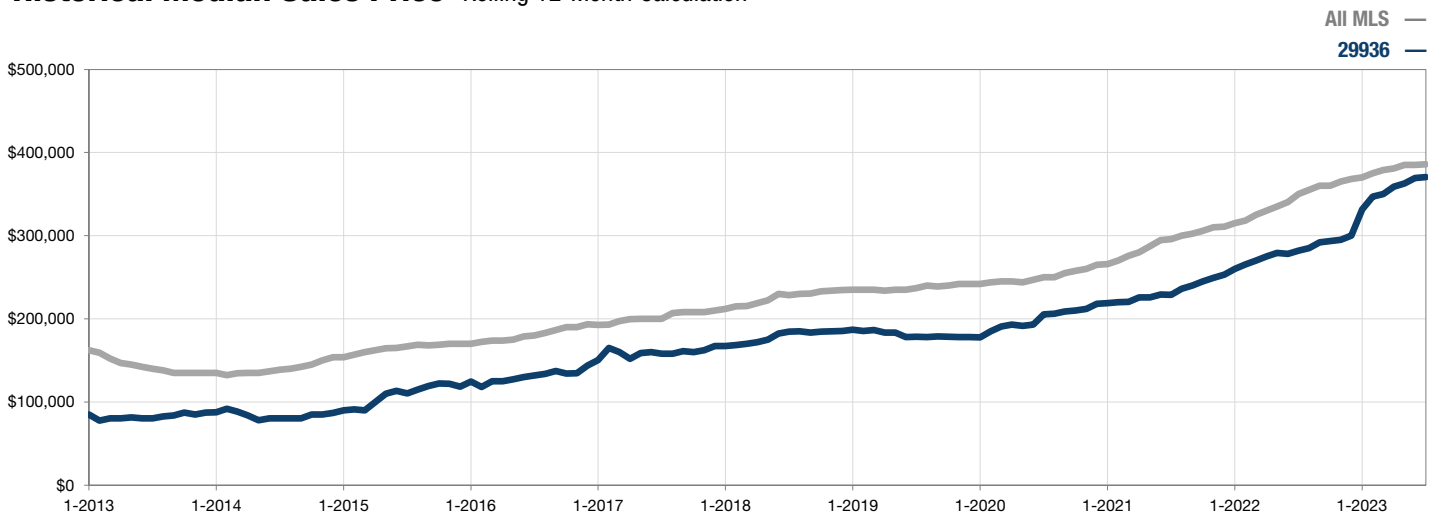
29936

Key Metrics	July			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	12	12	0.0%	94	151	+ 60.6%
Closed Sales	12	29	+ 141.7%	101	141	+ 39.6%
Median Sales Price*	\$308,750	\$336,490	+ 9.0%	\$290,000	\$372,990	+ 28.6%
Percent of List Price Received*	97.8%	98.5%	+ 0.7%	99.5%	99.0%	- 0.5%
Days on Market Until Sale	44	92	+ 109.7%	111	121	+ 9.1%
Inventory of Homes for Sale	17	20	+ 17.6%	--	--	--

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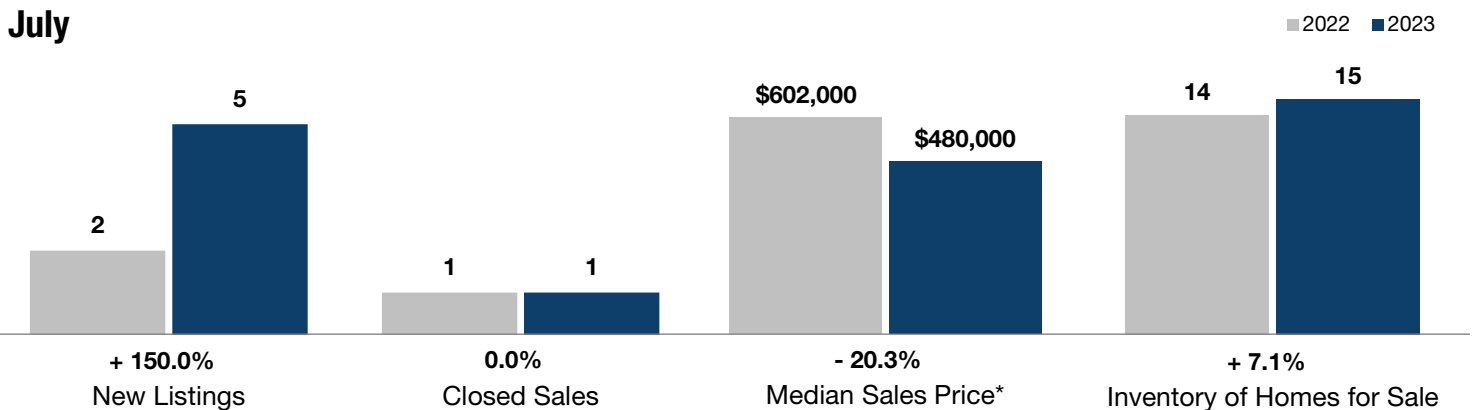


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29940

Key Metrics	July			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	2	5	+ 150.0%	28	40	+ 42.9%
Closed Sales	1	1	0.0%	10	28	+ 180.0%
Median Sales Price*	\$602,000	\$480,000	- 20.3%	\$379,000	\$388,424	+ 2.5%
Percent of List Price Received*	100.5%	100.2%	- 0.3%	98.9%	96.4%	- 2.4%
Days on Market Until Sale	61	88	+ 44.3%	66	166	+ 150.1%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--

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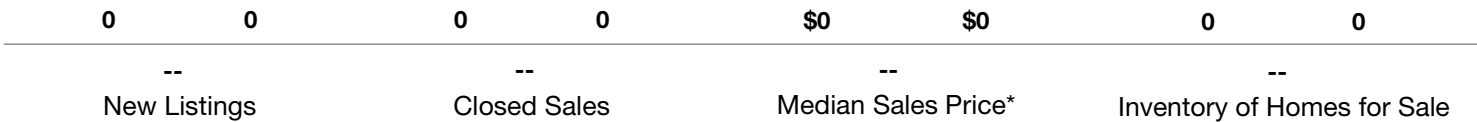
29941

Key Metrics	July			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	--	--	--	--

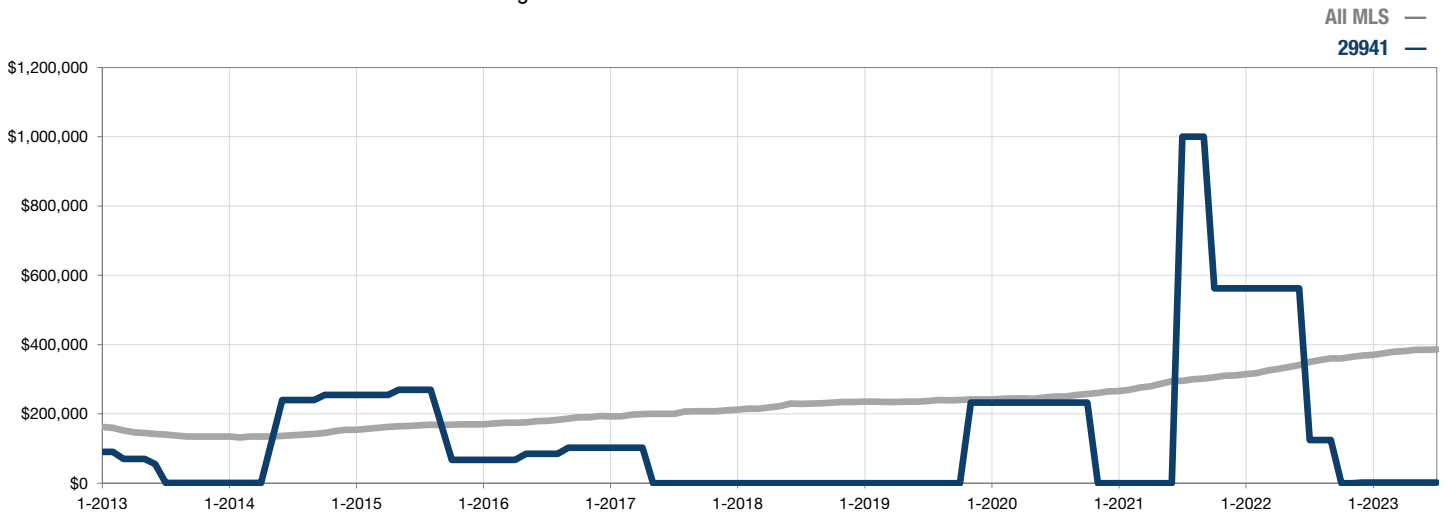
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July

■ 2022 ■ 2023



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Local Market Update – July 2023

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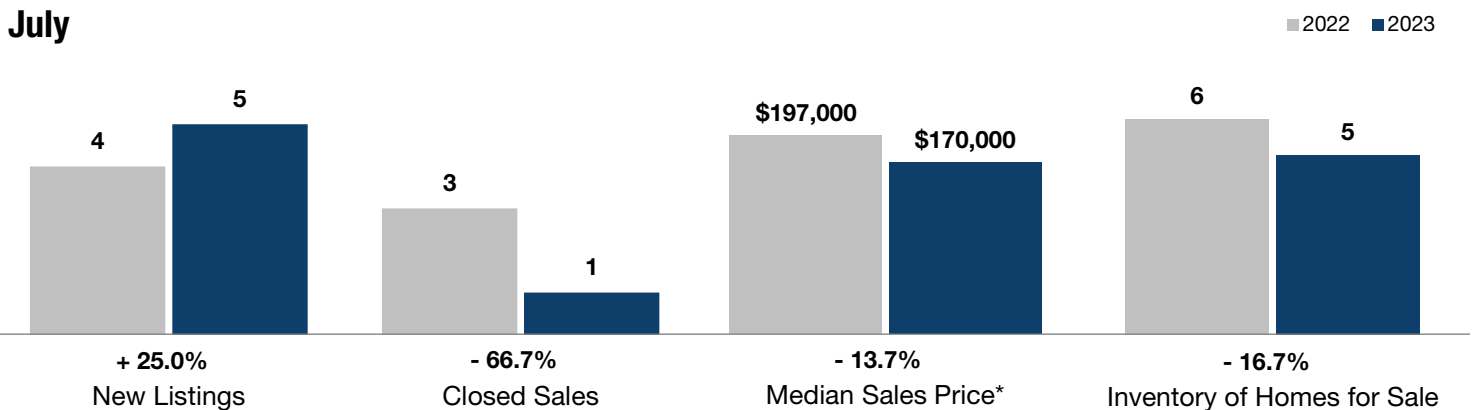


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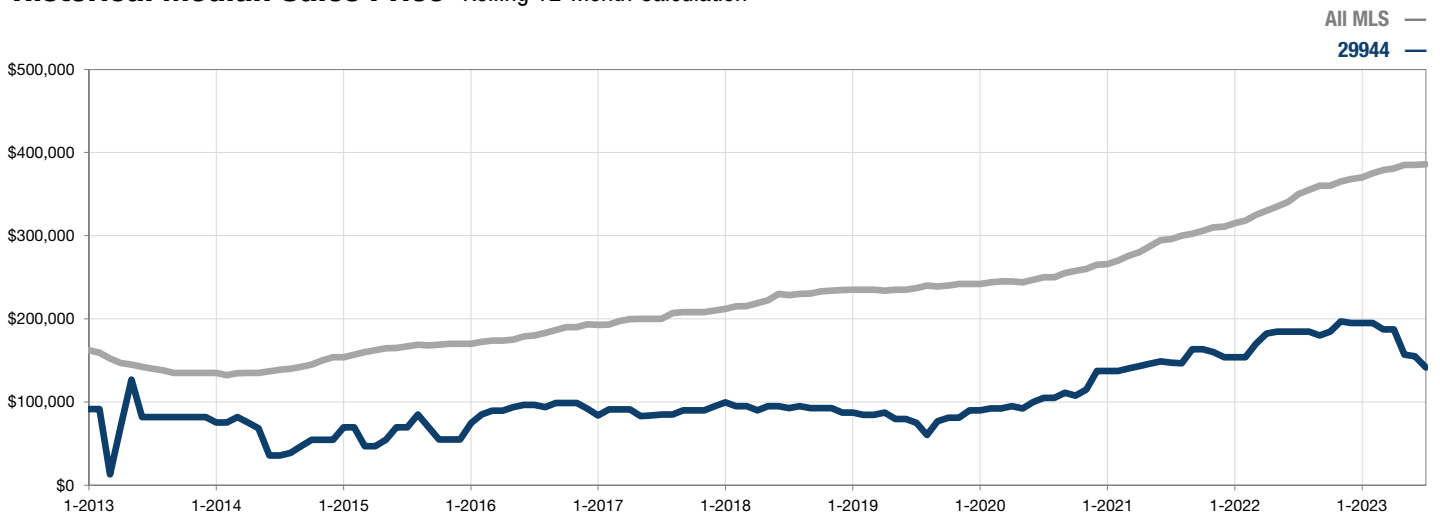
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Key Metrics	July			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	4	5	+ 25.0%	23	11	- 52.2%
Closed Sales	3	1	- 66.7%	18	5	- 72.2%
Median Sales Price*	\$197,000	\$170,000	- 13.7%	\$204,000	\$123,000	- 39.7%
Percent of List Price Received*	94.9%	91.9%	- 3.1%	98.9%	94.7%	- 4.2%
Days on Market Until Sale	151	1	- 99.3%	83	67	- 19.1%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--

* 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



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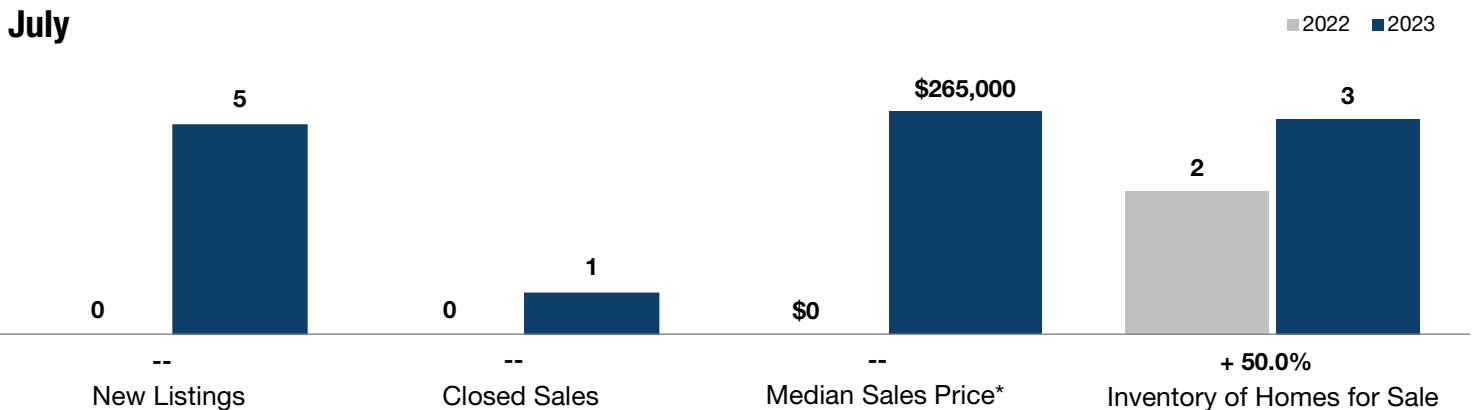


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29945

Key Metrics	July			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	0	5	--	9	11	+ 22.2%
Closed Sales	0	1	--	11	6	- 45.5%
Median Sales Price*	\$0	\$265,000	--	\$229,900	\$235,500	+ 2.4%
Percent of List Price Received*	0.0%	100.0%	--	101.5%	95.7%	- 5.7%
Days on Market Until Sale	0	73	--	63	90	+ 43.9%
Inventory of Homes for Sale	2	3	+ 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

