

Local Market Update – August 2023

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



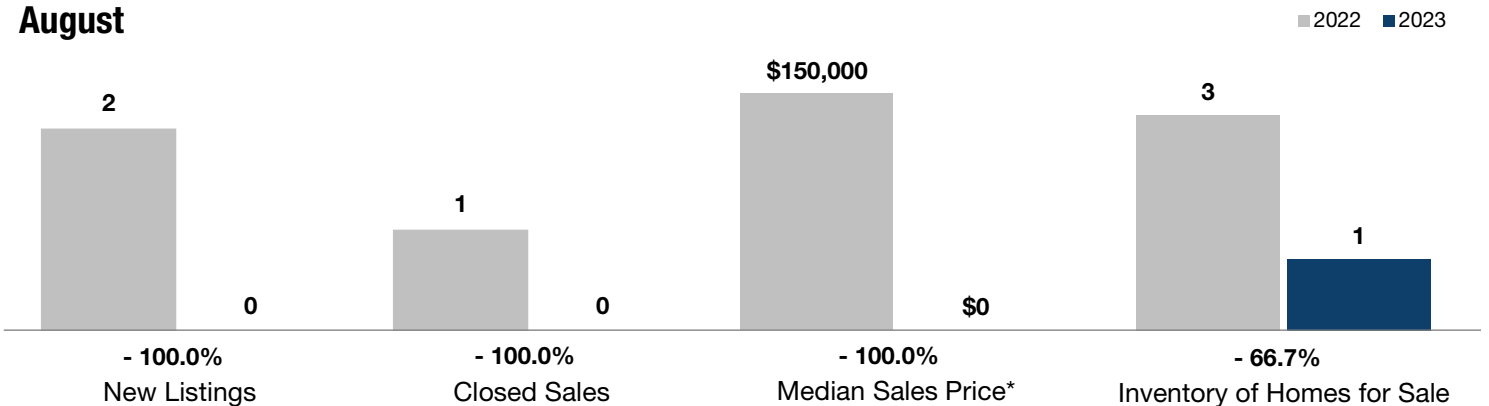
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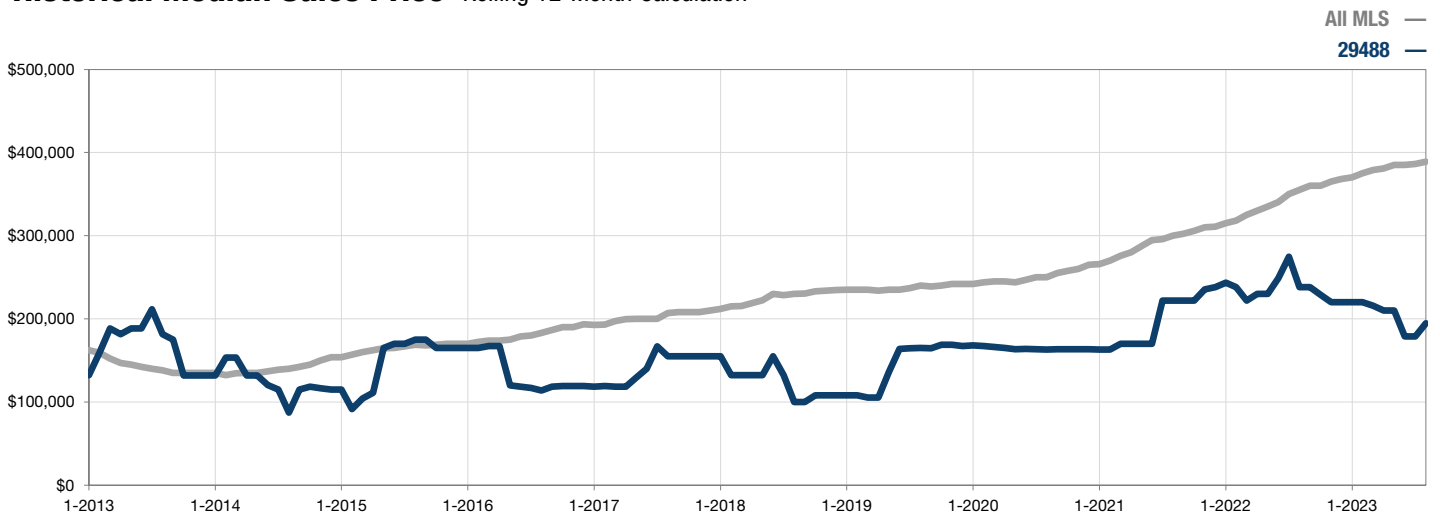
Key Metrics	August			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	2	0	- 100.0%	10	7	- 30.0%
Closed Sales	1	0	- 100.0%	8	8	0.0%
Median Sales Price*	\$150,000	\$0	- 100.0%	\$220,000	\$178,250	- 19.0%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	100.6%	93.9%	- 6.6%
Days on Market Until Sale	2	0	- 100.0%	41	101	+ 144.8%
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.

August



Historical Median Sales Price Rolling 12-Month Calculation



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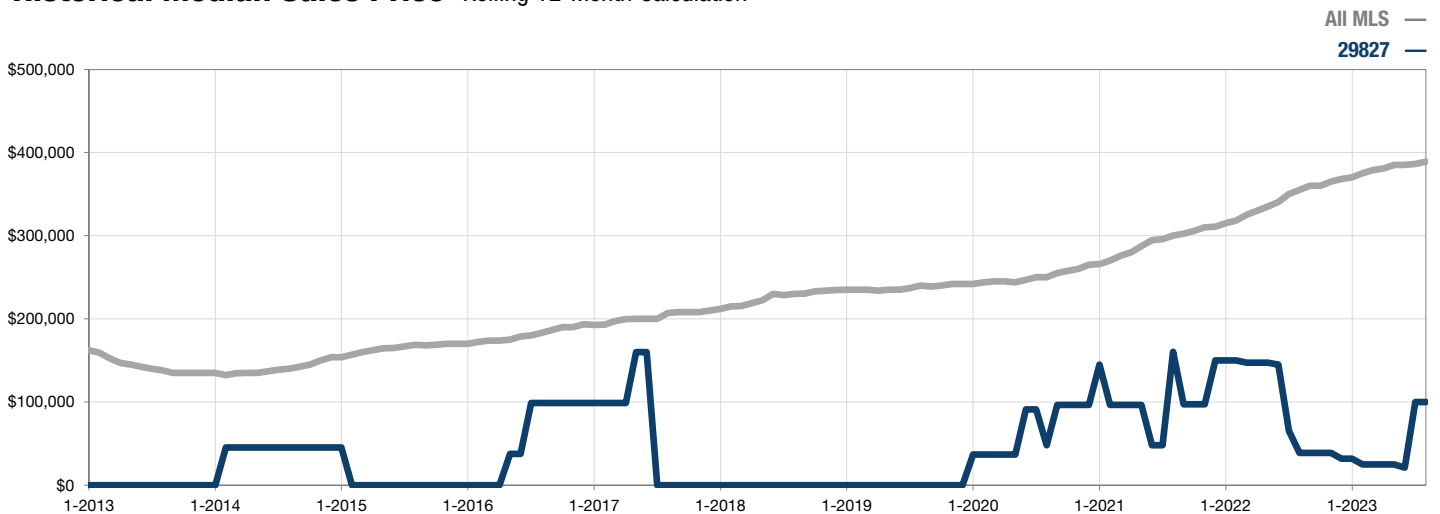
Key Metrics	August			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	0	0	--	6	3	- 50.0%
Closed Sales	0	0	--	6	2	- 66.7%
Median Sales Price*	\$0	\$0	--	\$32,000	\$100,000	+ 212.5%
Percent of List Price Received*	0.0%	0.0%	--	105.4%	97.3%	- 7.7%
Days on Market Until Sale	0	0	--	70	65	- 7.4%
Inventory of Homes for Sale	0	1	--	--	--	--

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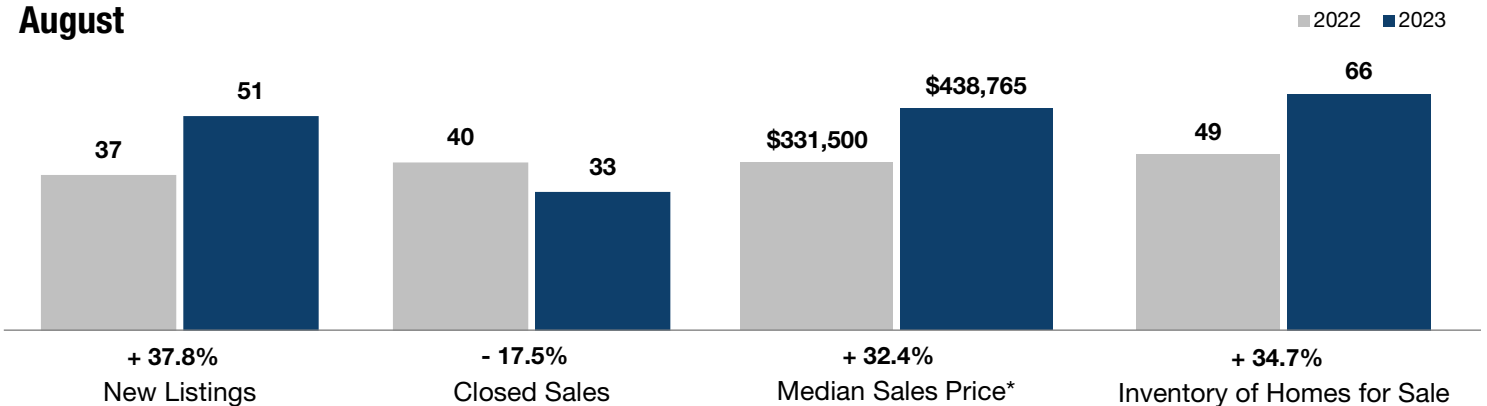
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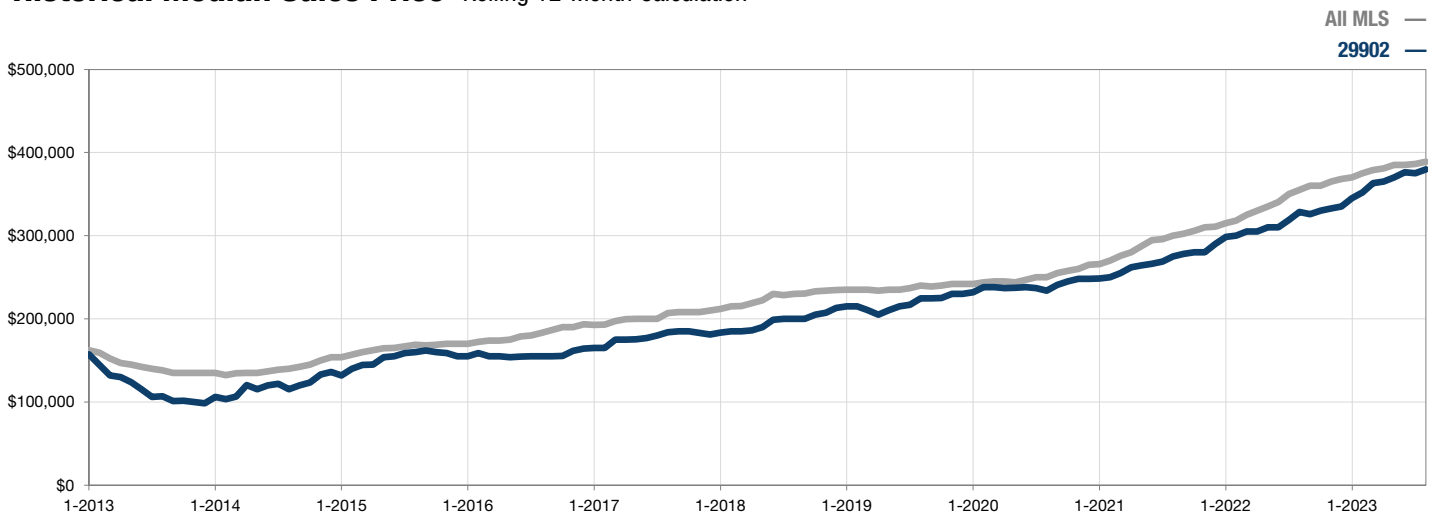
Key Metrics	August			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	37	51	+ 37.8%	339	350	+ 3.2%
Closed Sales	40	33	- 17.5%	300	308	+ 2.7%
Median Sales Price*	\$331,500	\$438,765	+ 32.4%	\$330,000	\$389,495	+ 18.0%
Percent of List Price Received*	97.9%	98.0%	+ 0.2%	99.3%	98.5%	- 0.8%
Days on Market Until Sale	65	75	+ 14.9%	59	75	+ 27.4%
Inventory of Homes for Sale	49	66	+ 34.7%	--	--	--

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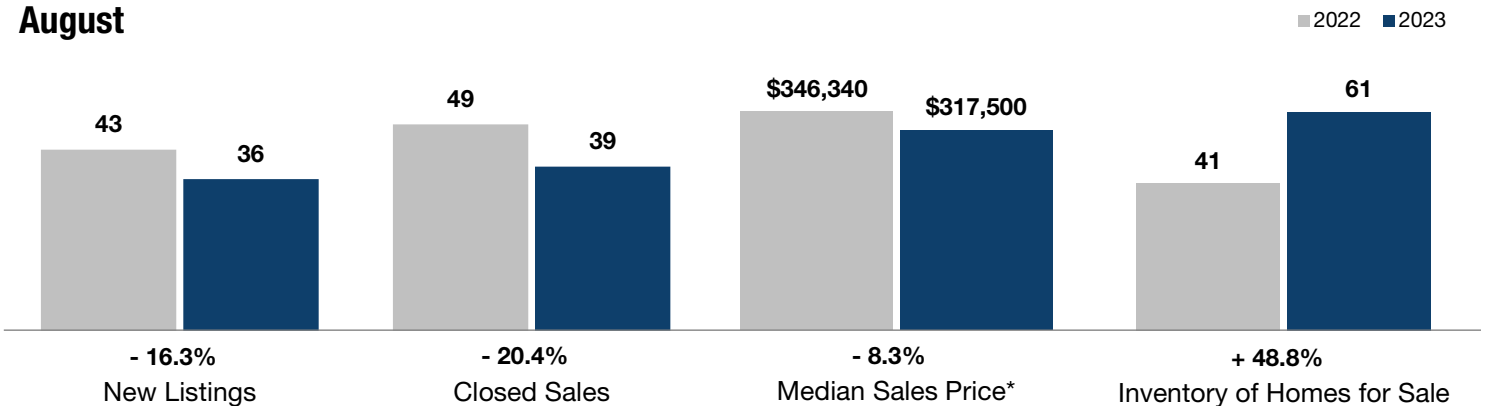
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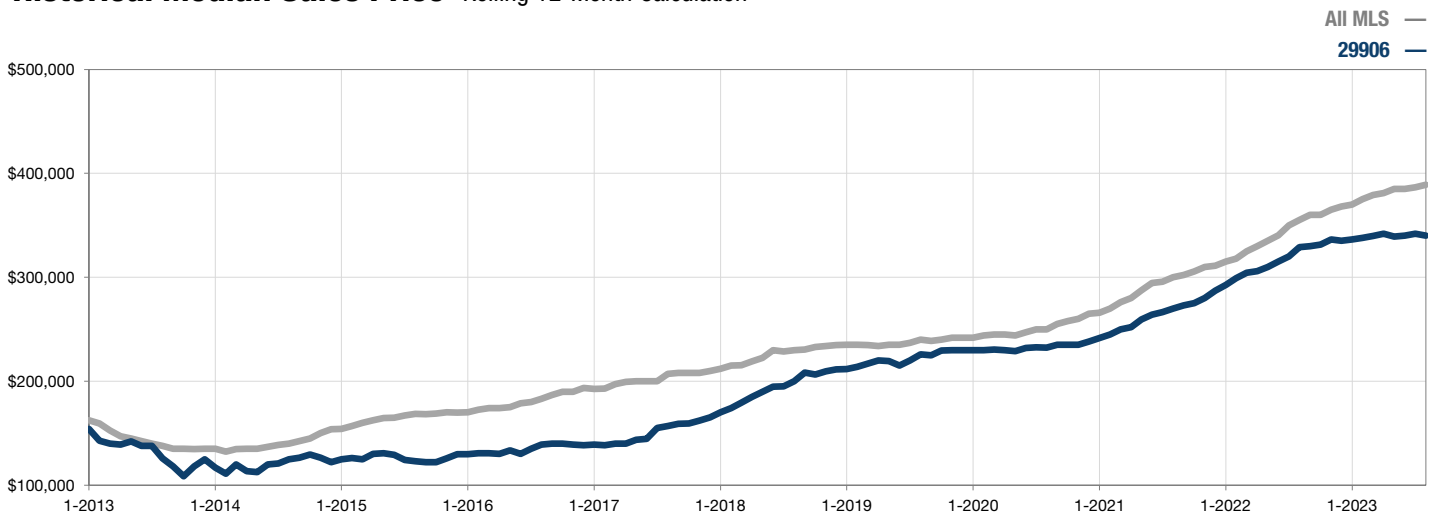
Key Metrics	August			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	43	36	- 16.3%	371	319	- 14.0%
Closed Sales	49	39	- 20.4%	395	273	- 30.9%
Median Sales Price*	\$346,340	\$317,500	- 8.3%	\$338,990	\$350,000	+ 3.2%
Percent of List Price Received*	99.6%	98.9%	- 0.7%	100.0%	98.7%	- 1.3%
Days on Market Until Sale	61	136	+ 121.8%	72	79	+ 8.6%
Inventory of Homes for Sale	41	61	+ 48.8%	--	--	--

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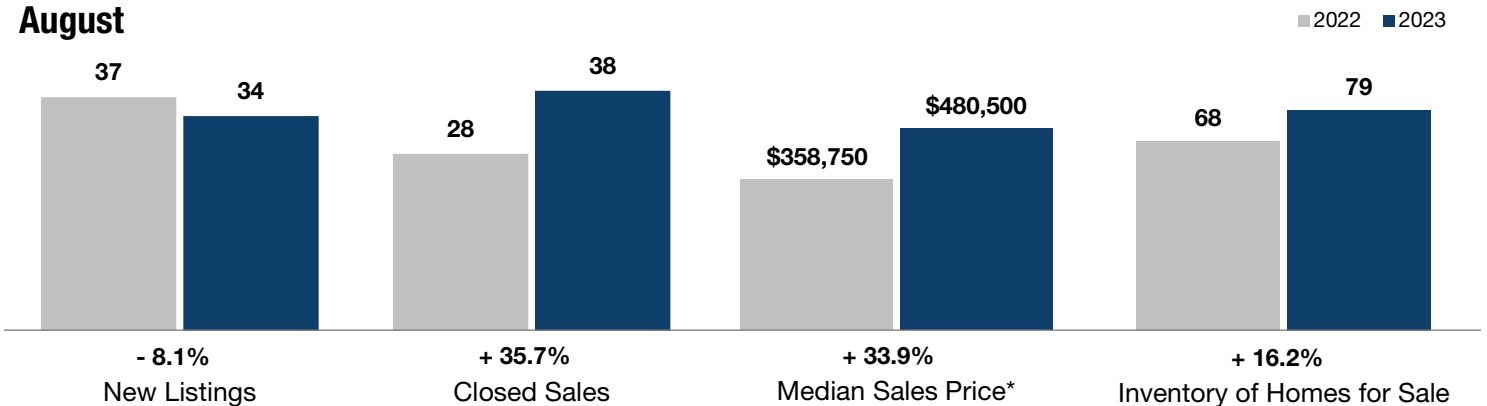
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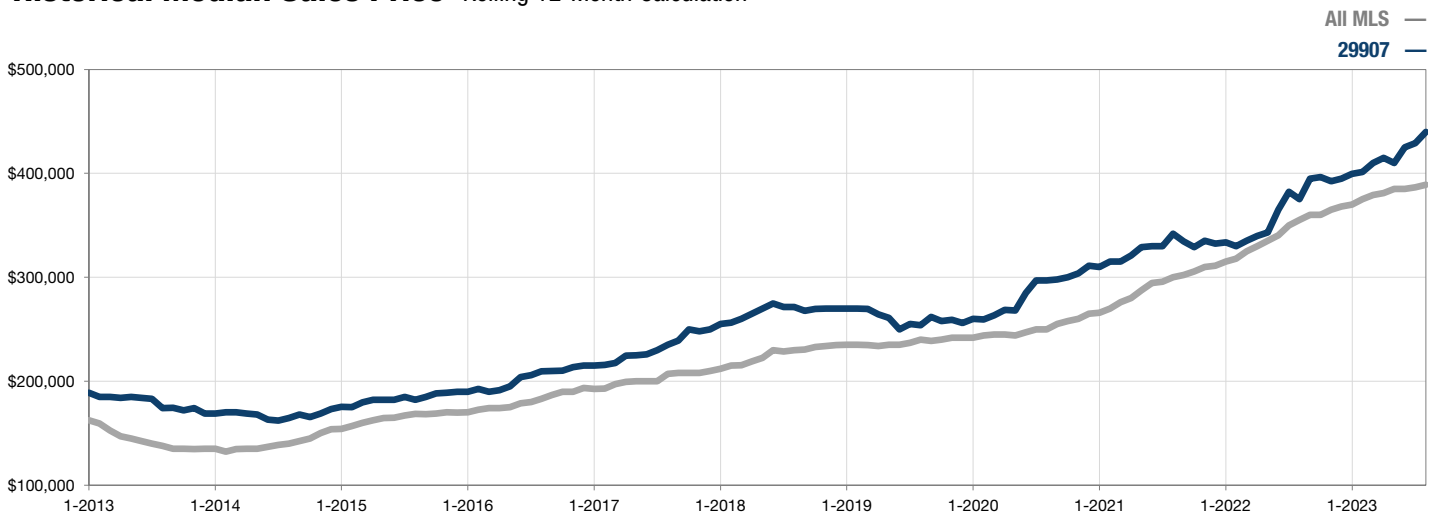
Key Metrics	August			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	37	34	- 8.1%	358	292	- 18.4%
Closed Sales	28	38	+ 35.7%	337	262	- 22.3%
Median Sales Price*	\$358,750	\$480,500	+ 33.9%	\$400,000	\$475,000	+ 18.8%
Percent of List Price Received*	98.7%	98.8%	+ 0.1%	100.2%	98.9%	- 1.3%
Days on Market Until Sale	72	76	+ 6.8%	83	102	+ 22.8%
Inventory of Homes for Sale	68	79	+ 16.2%	--	--	--

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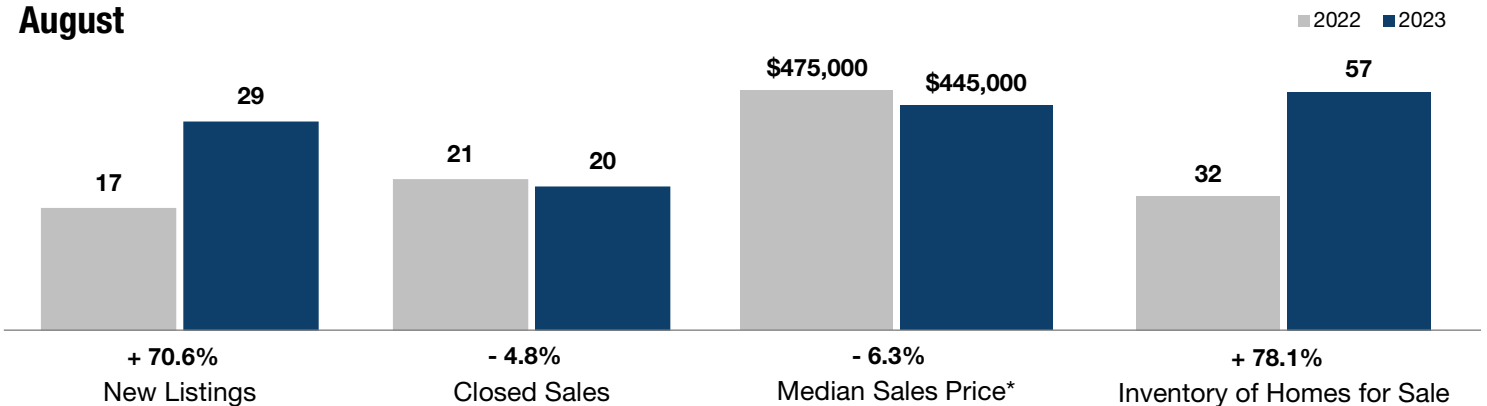
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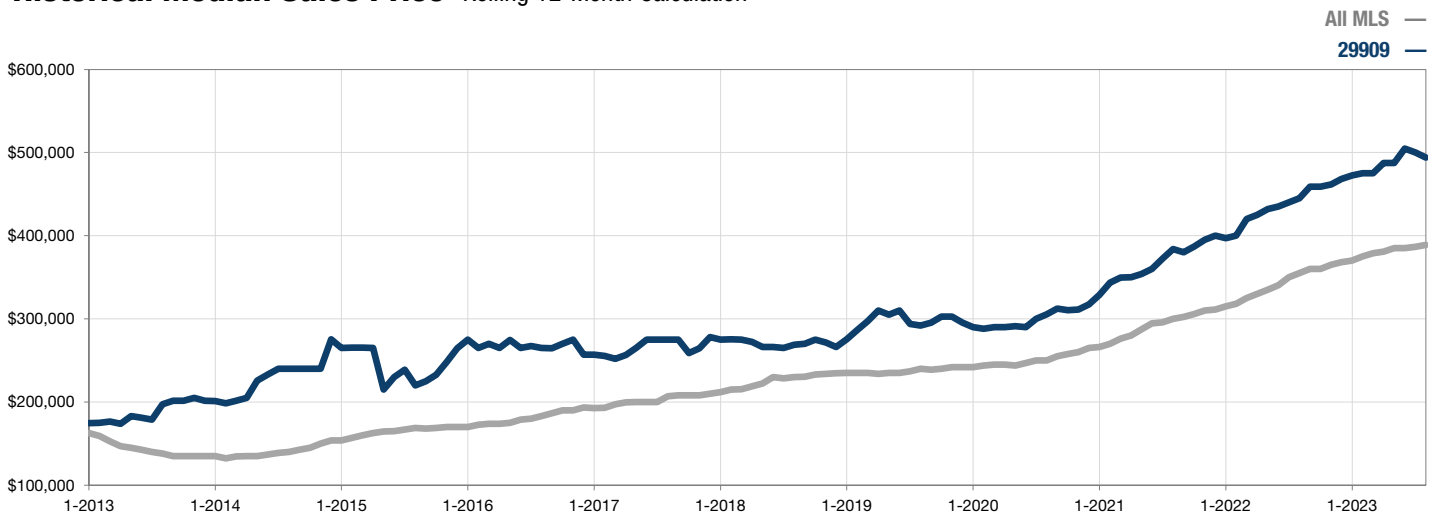
Key Metrics	August			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	17	29	+ 70.6%	193	208	+ 7.8%
Closed Sales	21	20	- 4.8%	170	173	+ 1.8%
Median Sales Price*	\$475,000	\$445,000	- 6.3%	\$468,250	\$515,000	+ 10.0%
Percent of List Price Received*	99.7%	96.7%	- 3.0%	100.6%	97.4%	- 3.1%
Days on Market Until Sale	90	93	+ 3.3%	69	112	+ 61.7%
Inventory of Homes for Sale	32	57	+ 78.1%	--	--	--

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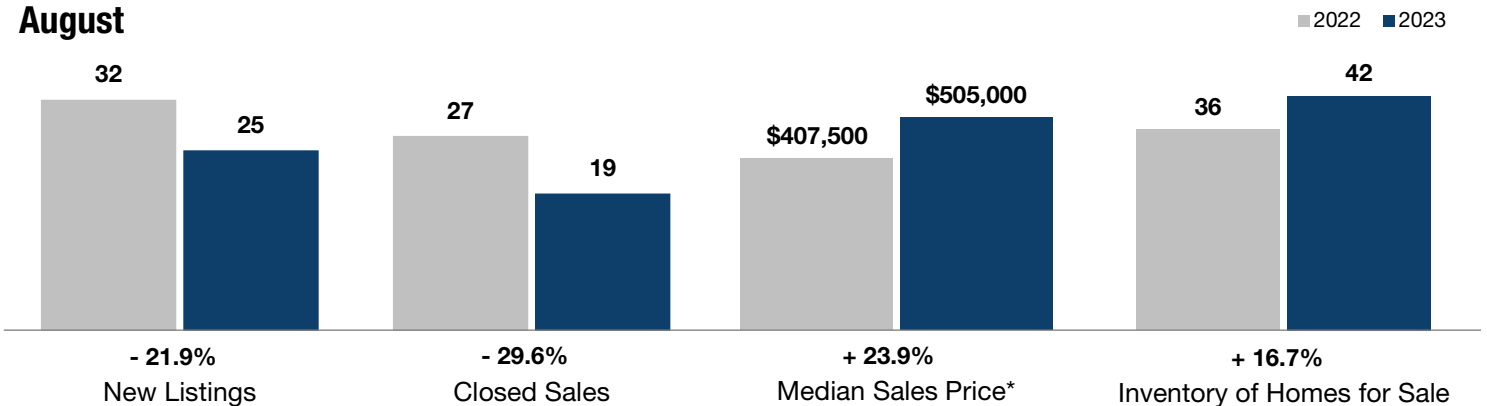
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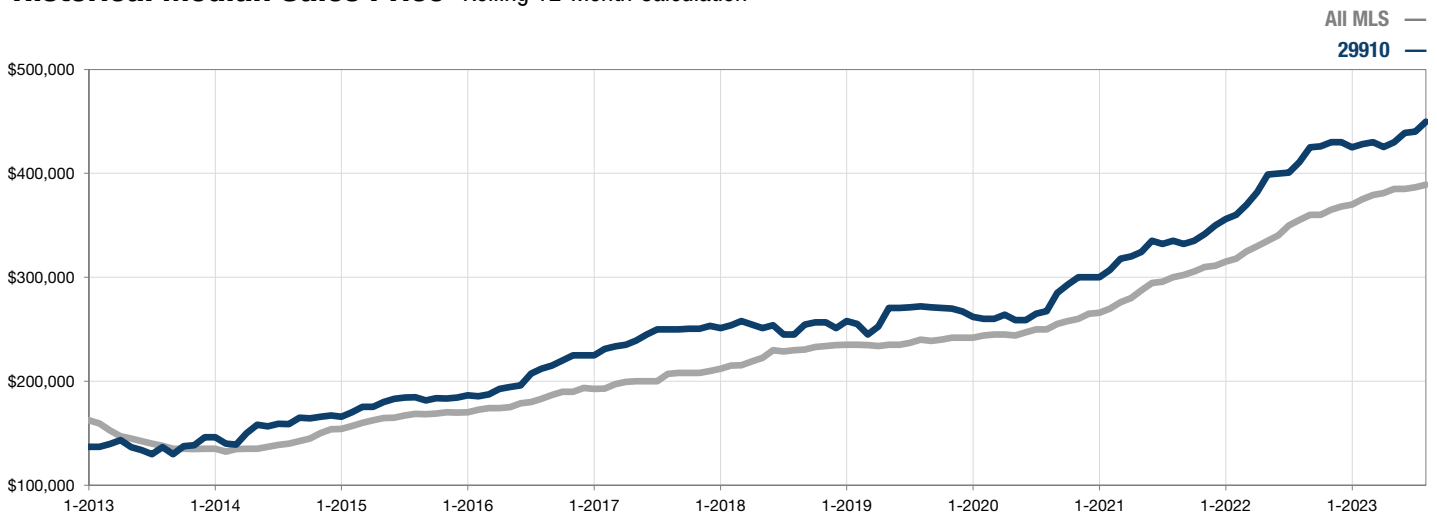
Key Metrics	August			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	32	25	- 21.9%	228	208	- 8.8%
Closed Sales	27	19	- 29.6%	186	178	- 4.3%
Median Sales Price*	\$407,500	\$505,000	+ 23.9%	\$425,000	\$452,450	+ 6.5%
Percent of List Price Received*	97.8%	98.7%	+ 0.9%	100.5%	98.5%	- 2.0%
Days on Market Until Sale	50	63	+ 26.2%	58	70	+ 20.3%
Inventory of Homes for Sale	36	42	+ 16.7%	--	--	--

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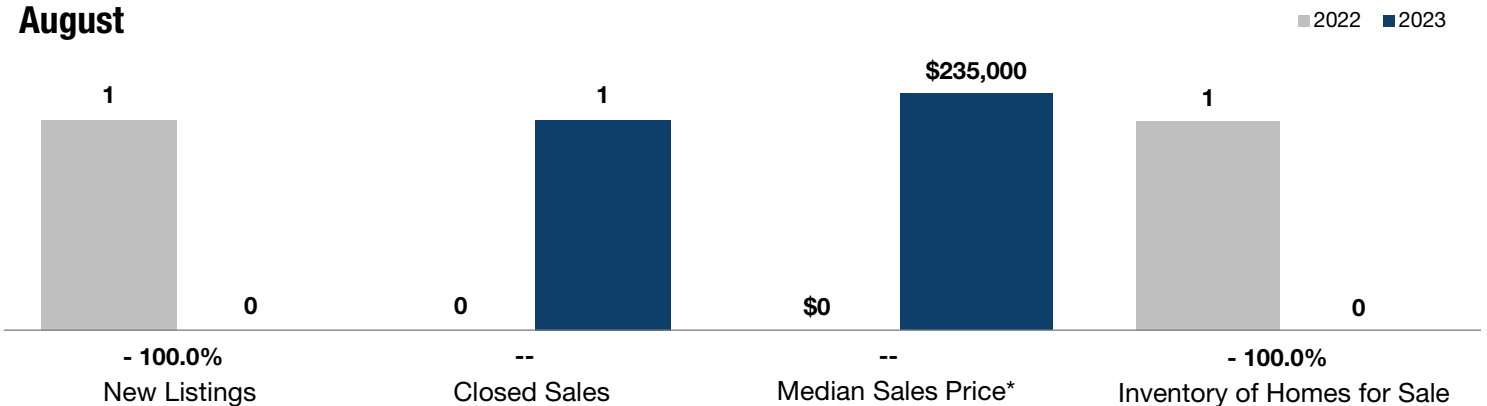
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Key Metrics	August			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	1	0	- 100.0%	5	4	- 20.0%
Closed Sales	0	1	--	4	3	- 25.0%
Median Sales Price*	\$0	\$235,000	--	\$131,450	\$180,000	+ 36.9%
Percent of List Price Received*	0.0%	94.0%	--	96.9%	97.1%	+ 0.2%
Days on Market Until Sale	0	41	--	110	52	- 52.5%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--

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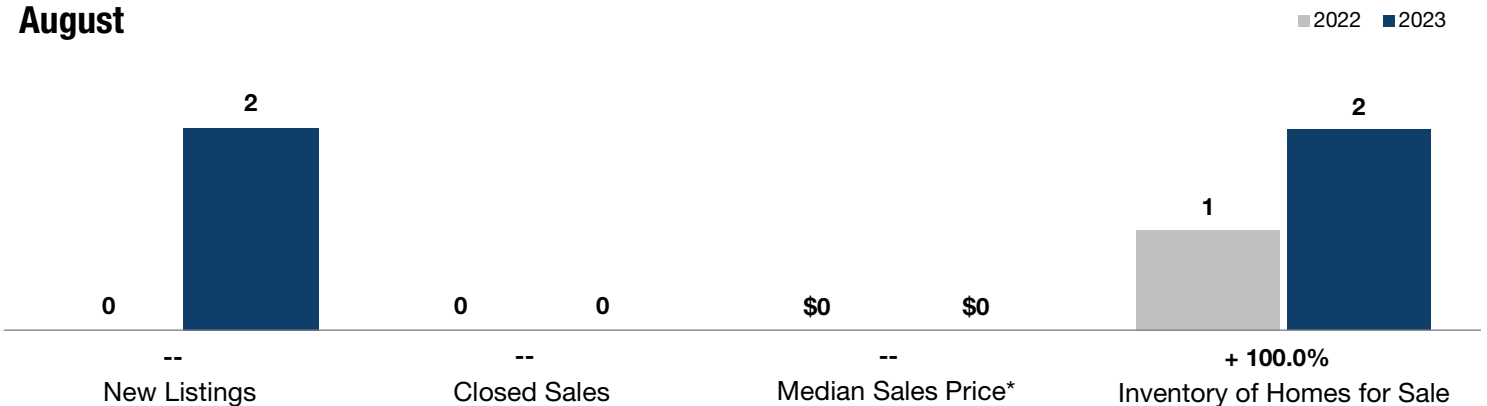
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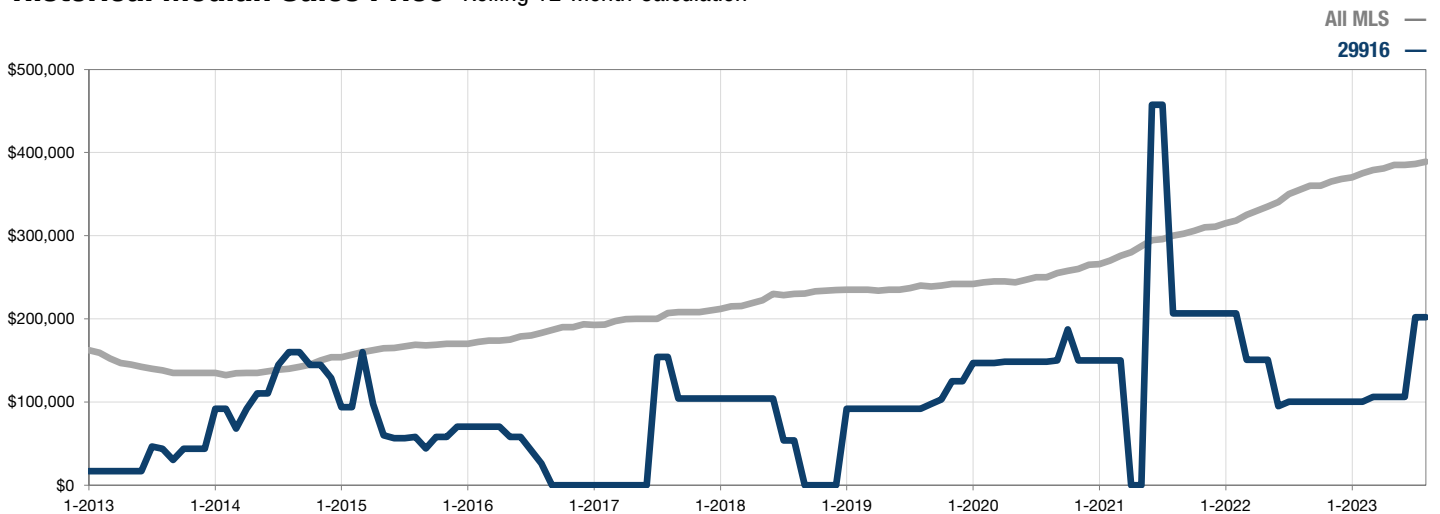
Key Metrics	August			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	0	2	--	4	2	- 50.0%
Closed Sales	0	0	--	2	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$100,500	\$0	- 100.0%
Percent of List Price Received*	0.0%	0.0%	--	78.8%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	200	0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

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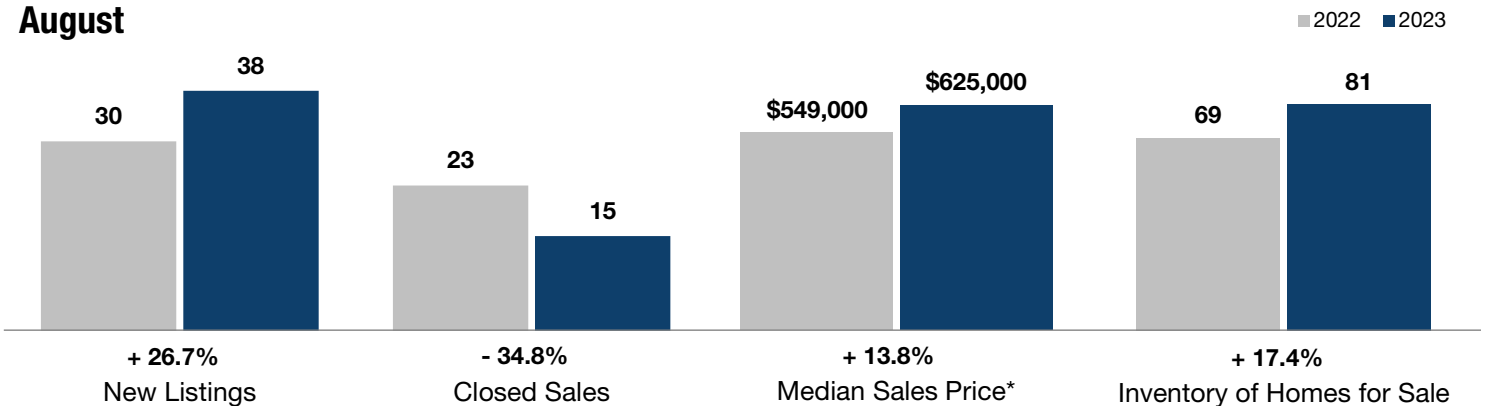
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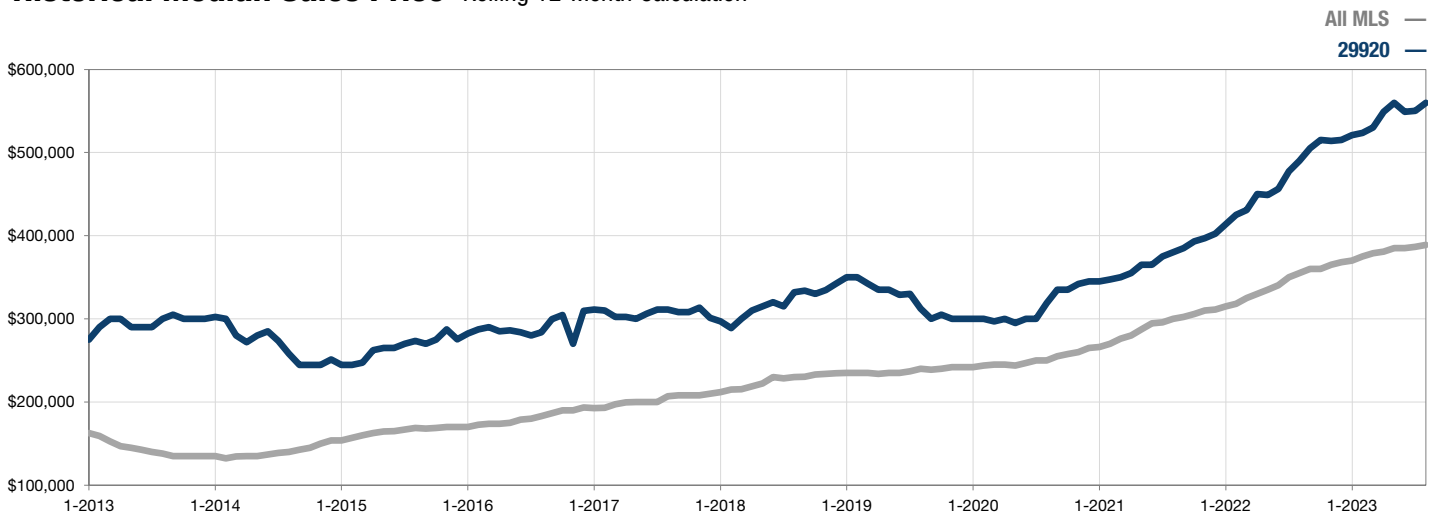
Key Metrics	August			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	30	38	+ 26.7%	250	233	- 6.8%
Closed Sales	23	15	- 34.8%	211	189	- 10.4%
Median Sales Price*	\$549,000	\$625,000	+ 13.8%	\$505,000	\$560,000	+ 10.9%
Percent of List Price Received*	97.6%	97.2%	- 0.4%	97.9%	96.7%	- 1.2%
Days on Market Until Sale	82	112	+ 36.4%	86	99	+ 15.5%
Inventory of Homes for Sale	69	81	+ 17.4%	--	--	--

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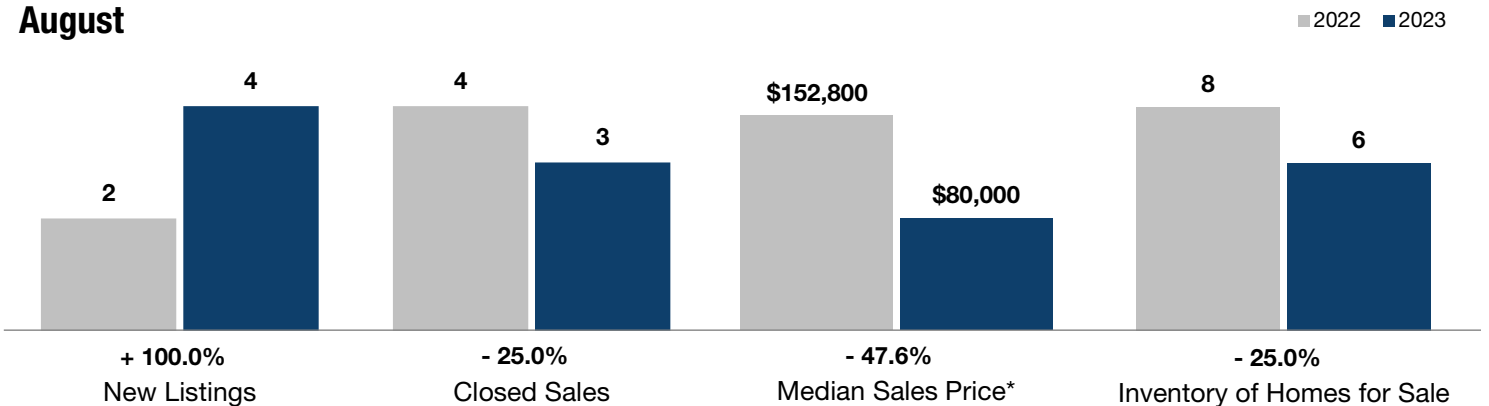
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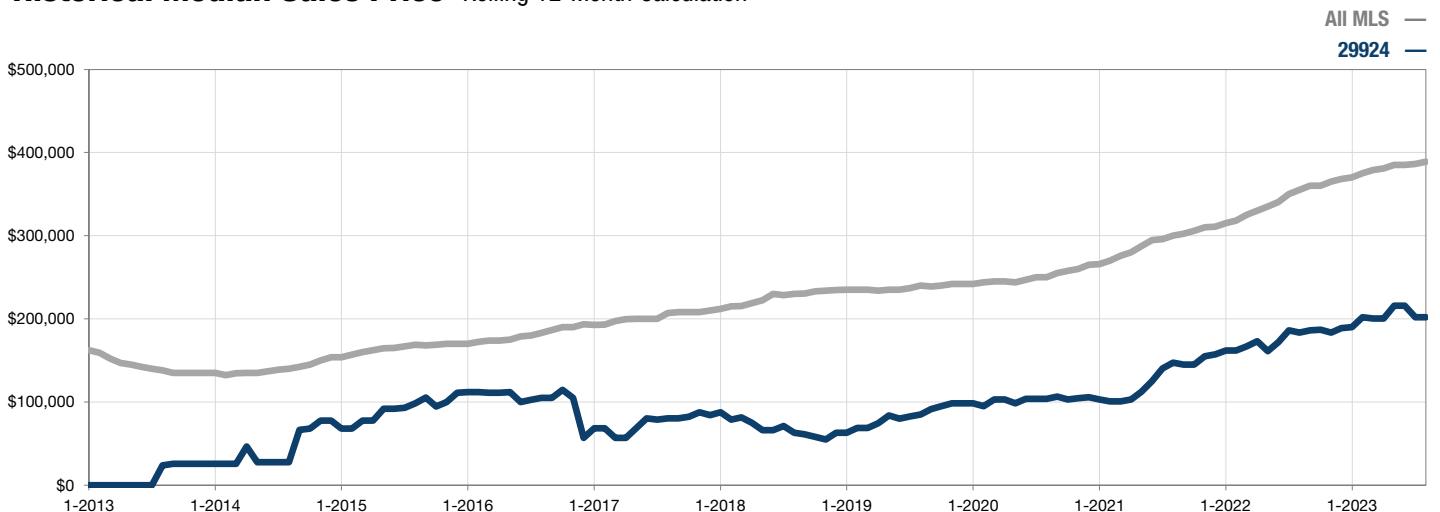
Key Metrics	August			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	2	4	+ 100.0%	29	19	- 34.5%
Closed Sales	4	3	- 25.0%	30	17	- 43.3%
Median Sales Price*	\$152,800	\$80,000	- 47.6%	\$184,500	\$170,000	- 7.9%
Percent of List Price Received*	96.0%	78.6%	- 18.1%	96.0%	90.7%	- 5.6%
Days on Market Until Sale	133	40	- 69.9%	98	107	+ 8.8%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--

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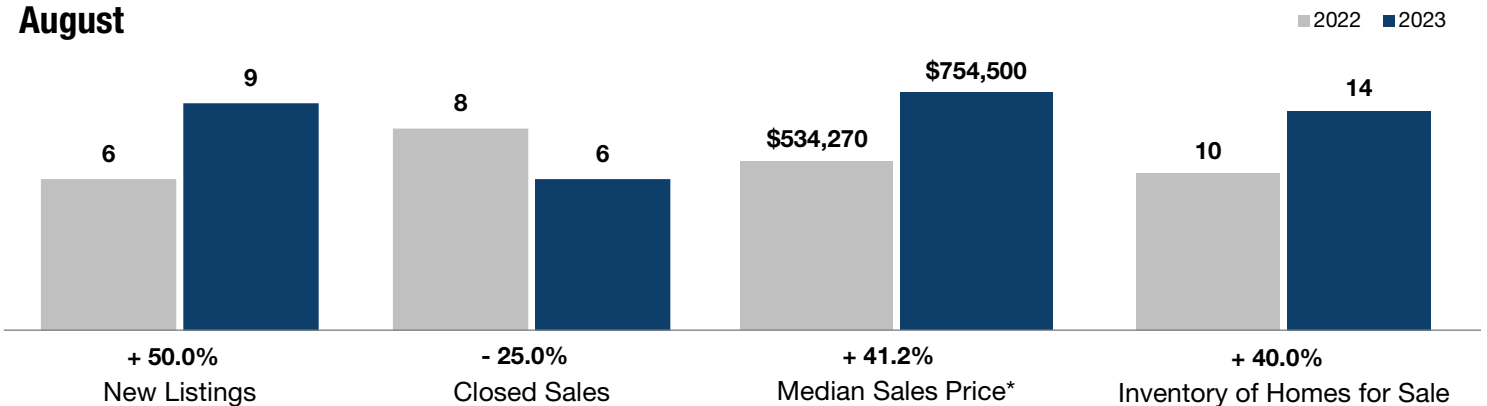
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Key Metrics	August			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	6	9	+ 50.0%	54	59	+ 9.3%
Closed Sales	8	6	- 25.0%	43	46	+ 7.0%
Median Sales Price*	\$534,270	\$754,500	+ 41.2%	\$615,000	\$650,000	+ 5.7%
Percent of List Price Received*	100.4%	98.3%	- 2.0%	100.9%	98.2%	- 2.7%
Days on Market Until Sale	84	43	- 48.6%	62	64	+ 3.6%
Inventory of Homes for Sale	10	14	+ 40.0%	--	--	--

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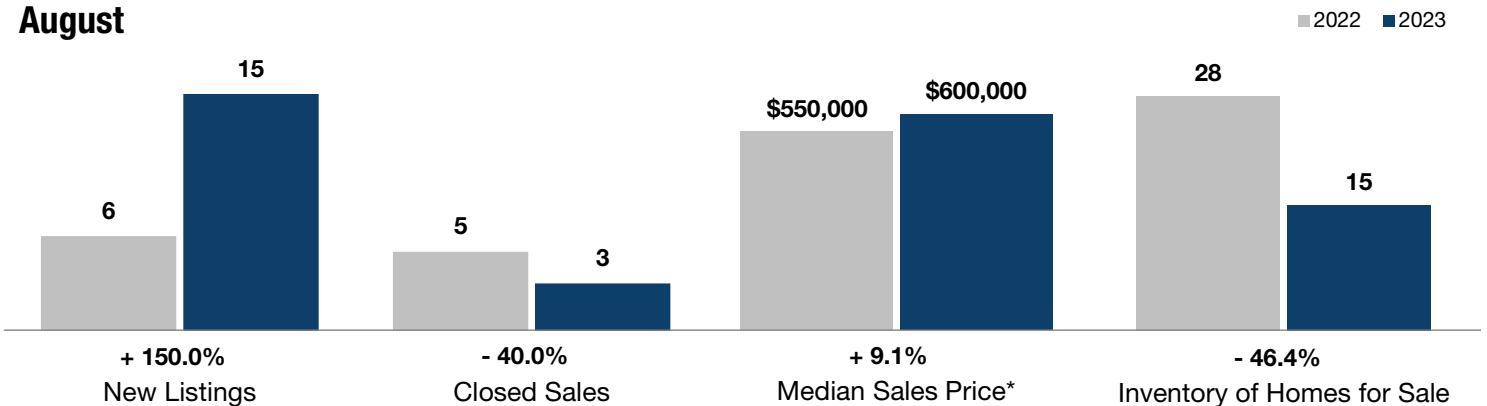
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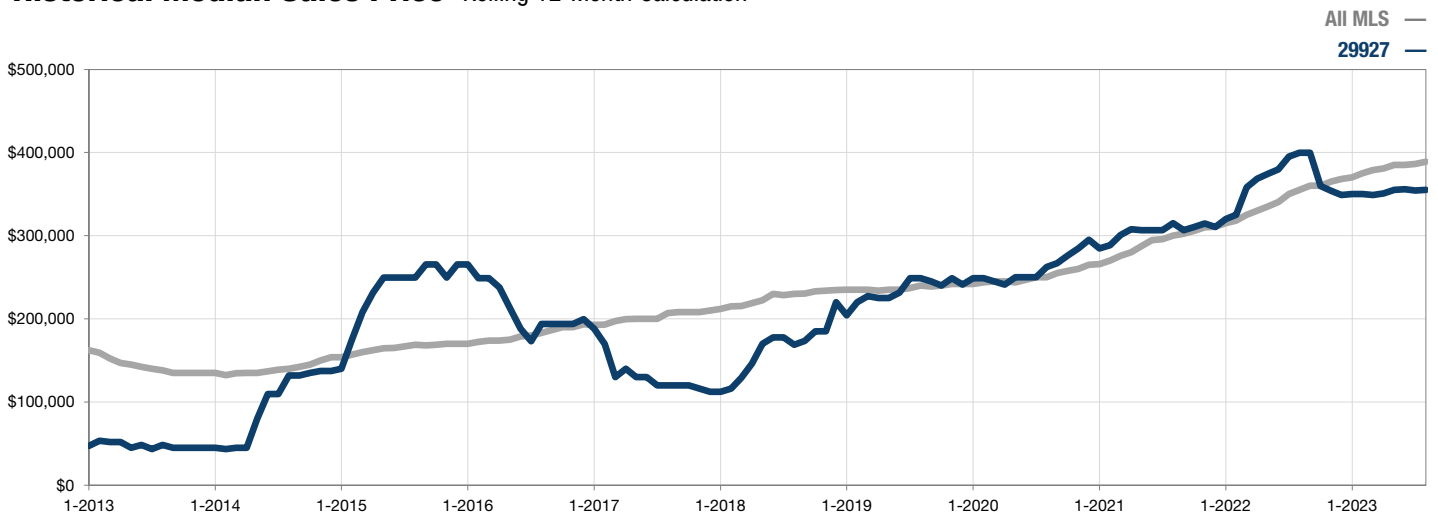
Key Metrics	August			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	6	15	+ 150.0%	78	68	- 12.8%
Closed Sales	5	3	- 40.0%	33	59	+ 78.8%
Median Sales Price*	\$550,000	\$600,000	+ 9.1%	\$405,272	\$366,220	- 9.6%
Percent of List Price Received*	93.2%	97.1%	+ 4.3%	99.1%	99.8%	+ 0.7%
Days on Market Until Sale	143	185	+ 29.5%	94	208	+ 120.1%
Inventory of Homes for Sale	28	15	- 46.4%	--	--	--

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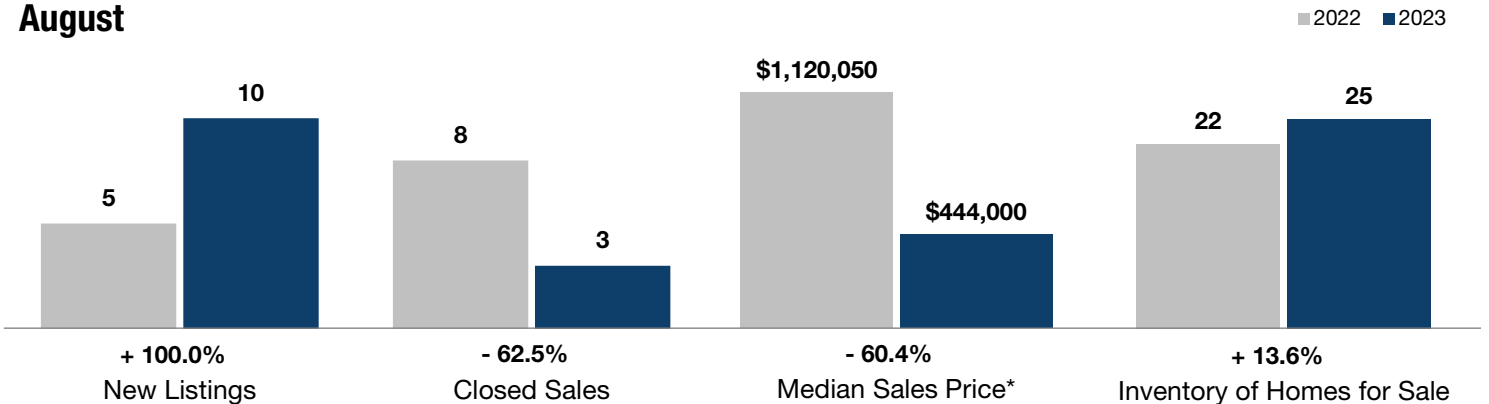
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Key Metrics	August			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	5	10	+ 100.0%	77	66	- 14.3%
Closed Sales	8	3	- 62.5%	49	52	+ 6.1%
Median Sales Price*	\$1,120,050	\$444,000	- 60.4%	\$760,000	\$499,500	- 34.3%
Percent of List Price Received*	97.1%	103.7%	+ 6.8%	100.4%	99.2%	- 1.2%
Days on Market Until Sale	62	21	- 65.9%	58	90	+ 56.6%
Inventory of Homes for Sale	22	25	+ 13.6%	--	--	--

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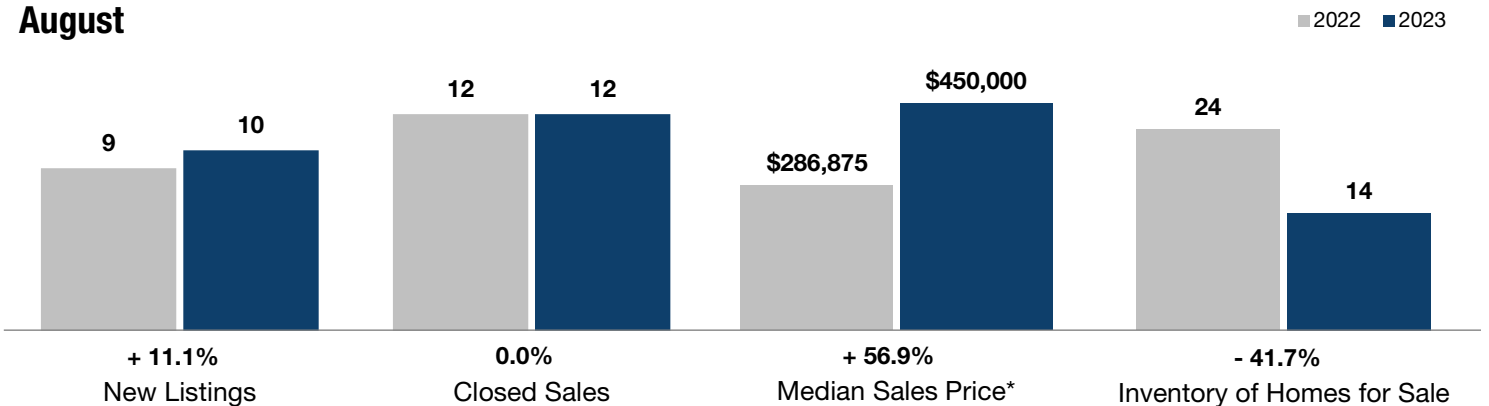
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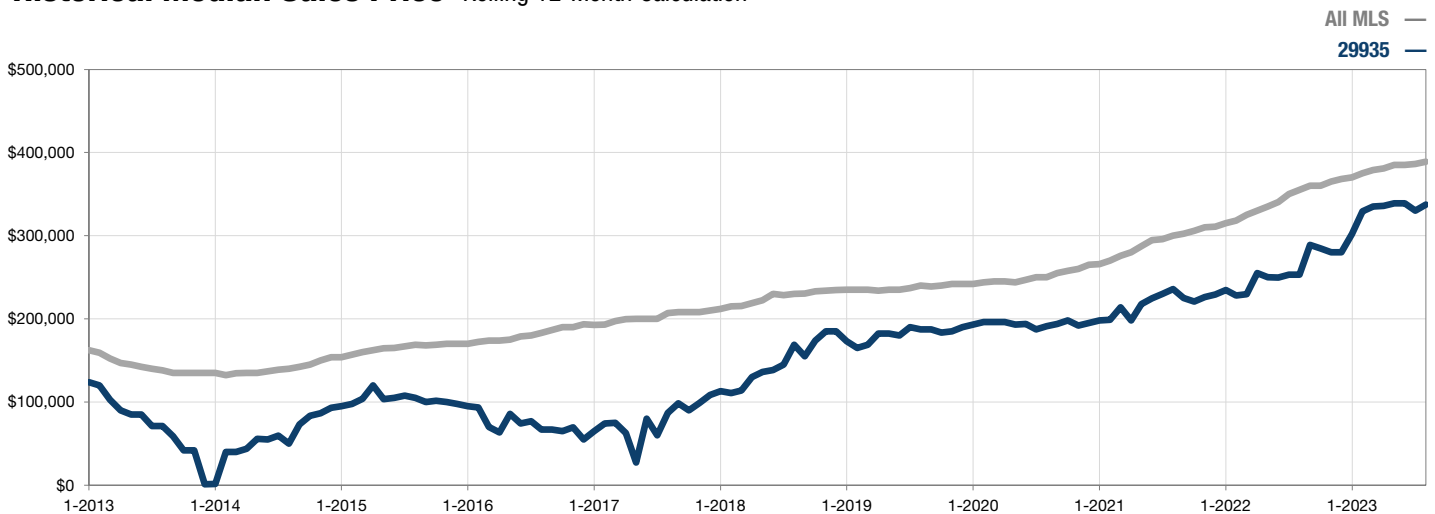
Key Metrics	August			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	9	10	+ 11.1%	85	63	- 25.9%
Closed Sales	12	12	0.0%	60	67	+ 11.7%
Median Sales Price*	\$286,875	\$450,000	+ 56.9%	\$337,000	\$365,000	+ 8.3%
Percent of List Price Received*	96.7%	97.7%	+ 1.0%	99.0%	99.2%	+ 0.1%
Days on Market Until Sale	82	89	+ 9.0%	59	111	+ 90.2%
Inventory of Homes for Sale	24	14	- 41.7%	--	--	--

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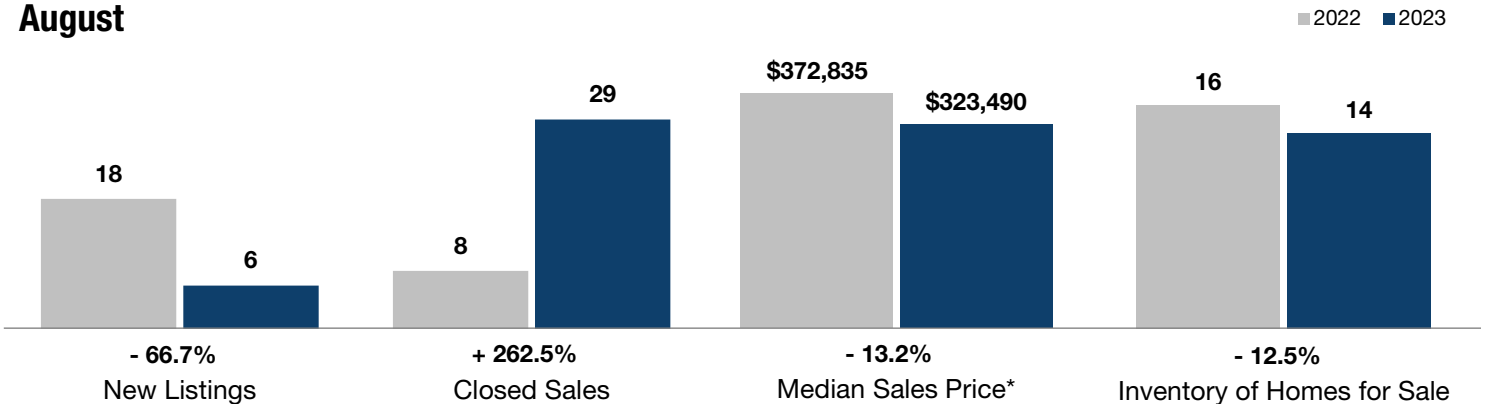
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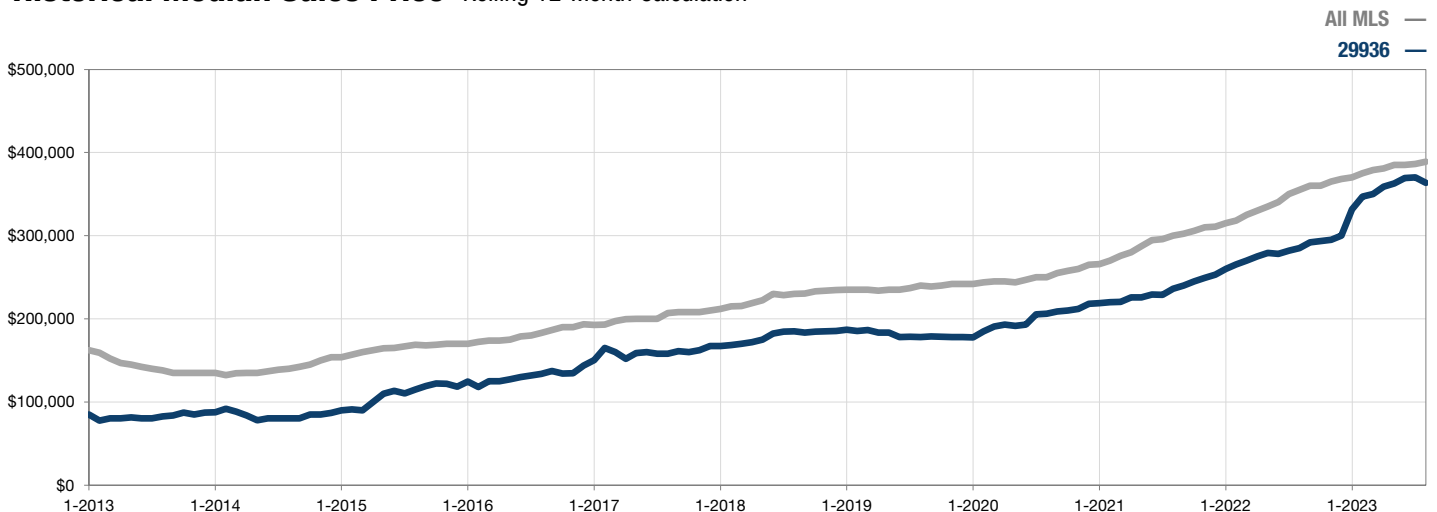
Key Metrics	August			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	18	6	- 66.7%	112	157	+ 40.2%
Closed Sales	8	29	+ 262.5%	109	169	+ 55.0%
Median Sales Price*	\$372,835	\$323,490	- 13.2%	\$292,000	\$370,000	+ 26.7%
Percent of List Price Received*	98.3%	98.0%	- 0.3%	99.4%	98.9%	- 0.6%
Days on Market Until Sale	60	120	+ 99.7%	107	121	+ 13.1%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--

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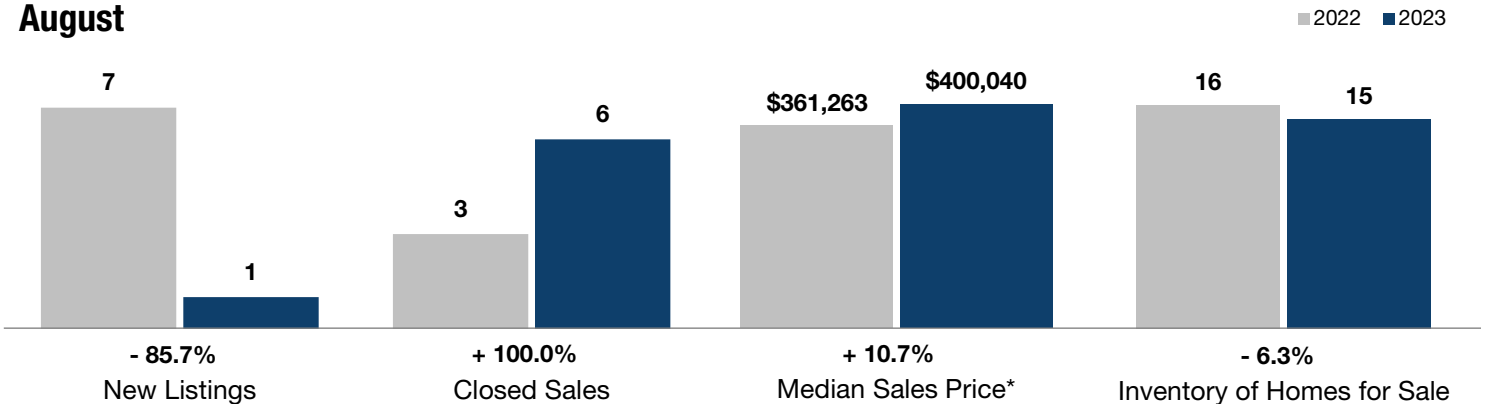
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	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	7	1	- 85.7%	35	40	+ 14.3%
Closed Sales	3	6	+ 100.0%	13	35	+ 169.2%
Median Sales Price*	\$361,263	\$400,040	+ 10.7%	\$361,263	\$400,000	+ 10.7%
Percent of List Price Received*	86.7%	99.6%	+ 14.8%	96.1%	96.7%	+ 0.7%
Days on Market Until Sale	123	133	+ 8.6%	79	159	+ 99.9%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--

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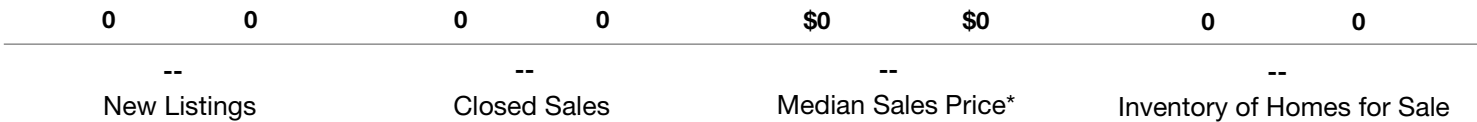
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Key Metrics	August			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--

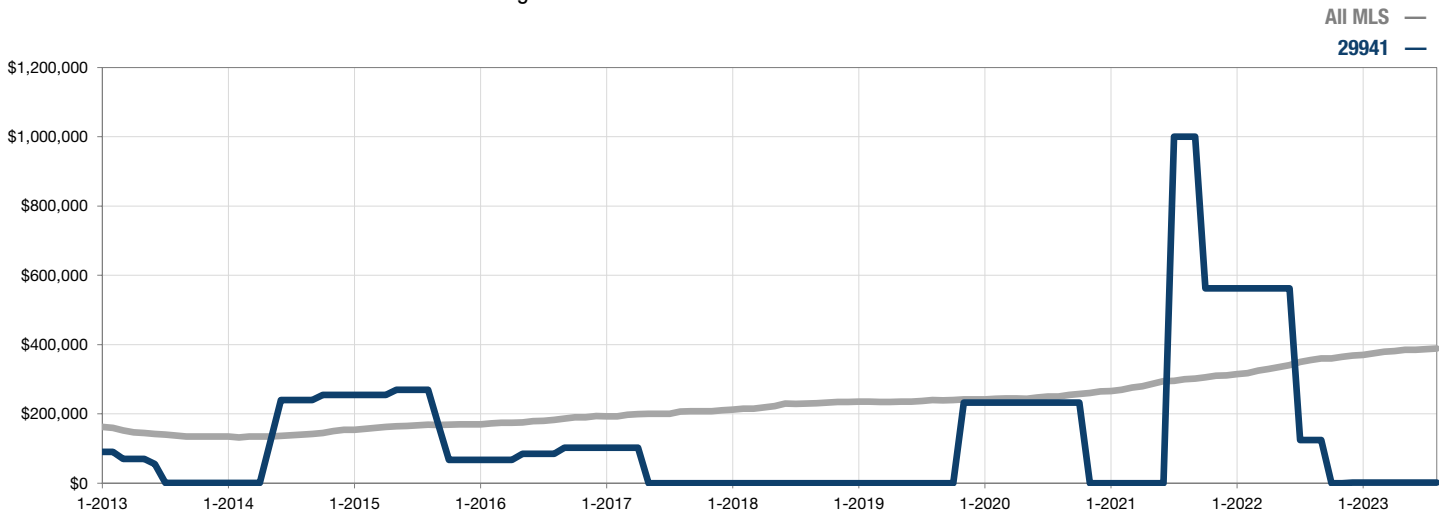
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Local Market Update – August 2023

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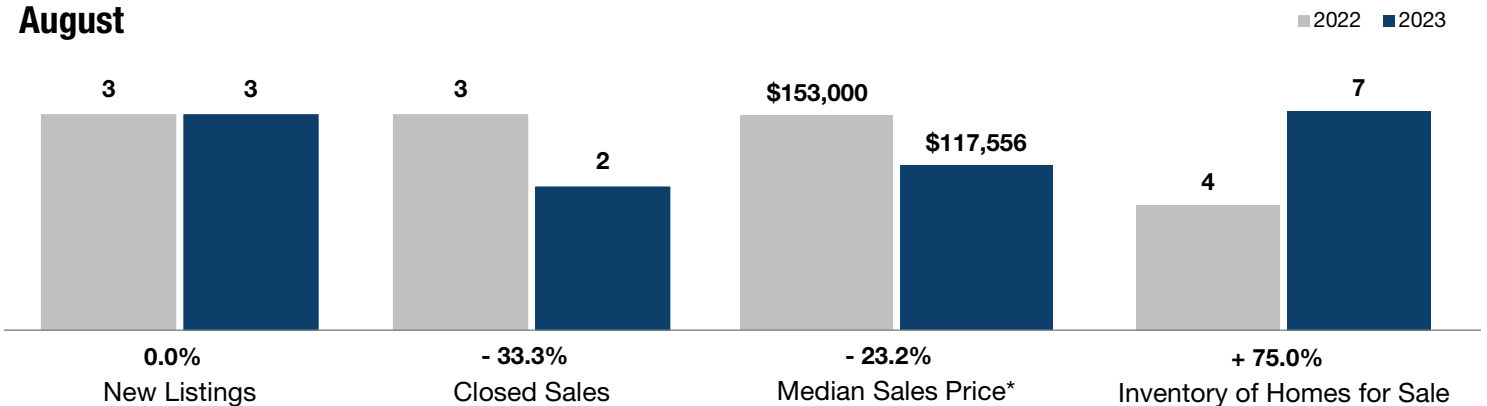
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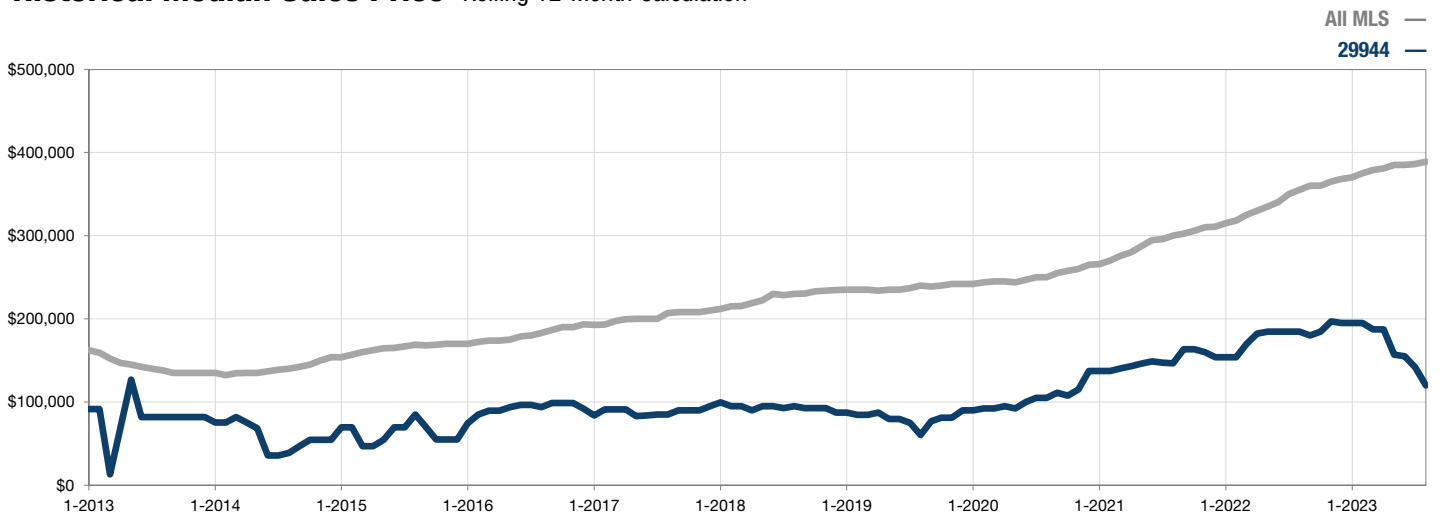
Key Metrics	August			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	3	3	0.0%	26	14	- 46.2%
Closed Sales	3	2	- 33.3%	21	7	- 66.7%
Median Sales Price*	\$153,000	\$117,556	- 23.2%	\$199,000	\$120,112	- 39.6%
Percent of List Price Received*	90.9%	83.9%	- 7.6%	97.7%	91.6%	- 6.3%
Days on Market Until Sale	120	91	- 24.0%	88	74	- 16.2%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation



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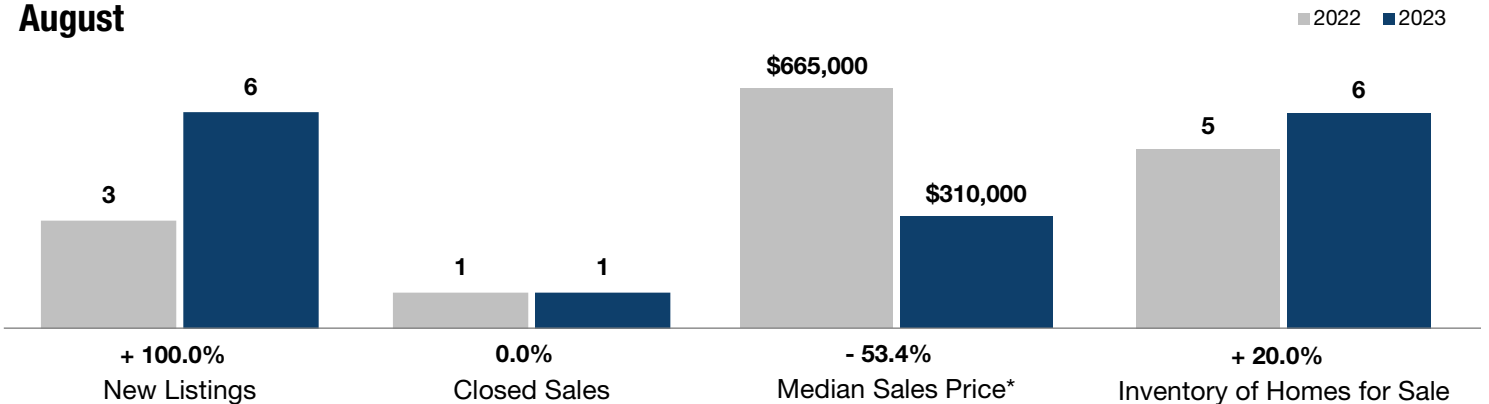
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Key Metrics	August			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	3	6	+ 100.0%	12	17	+ 41.7%
Closed Sales	1	1	0.0%	12	7	- 41.7%
Median Sales Price*	\$665,000	\$310,000	- 53.4%	\$232,950	\$246,000	+ 5.6%
Percent of List Price Received*	95.0%	92.5%	- 2.6%	100.9%	95.2%	- 5.6%
Days on Market Until Sale	86	40	- 53.5%	65	83	+ 28.5%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

