

Local Market Update – September 2023

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



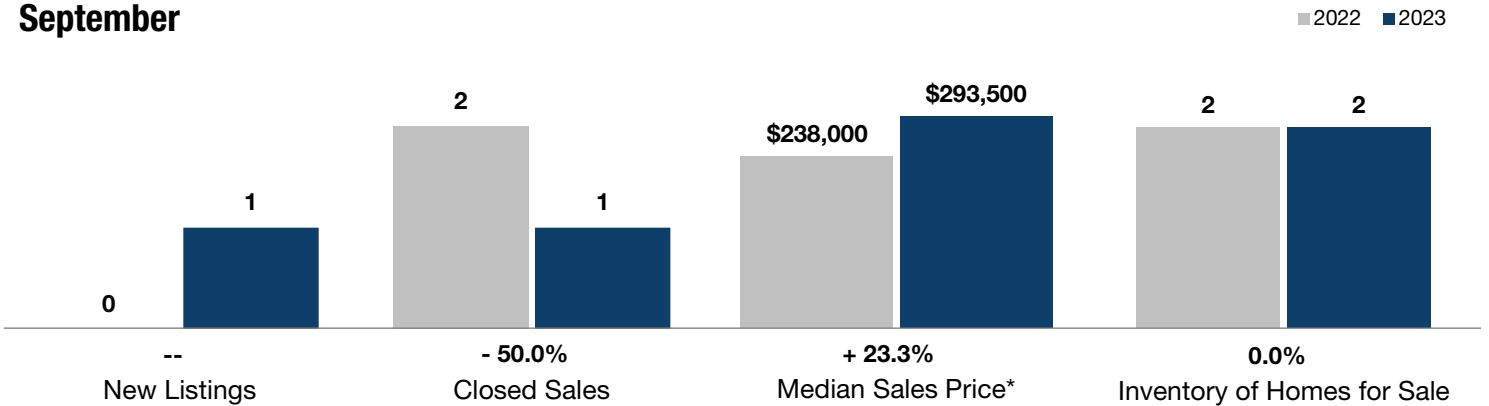
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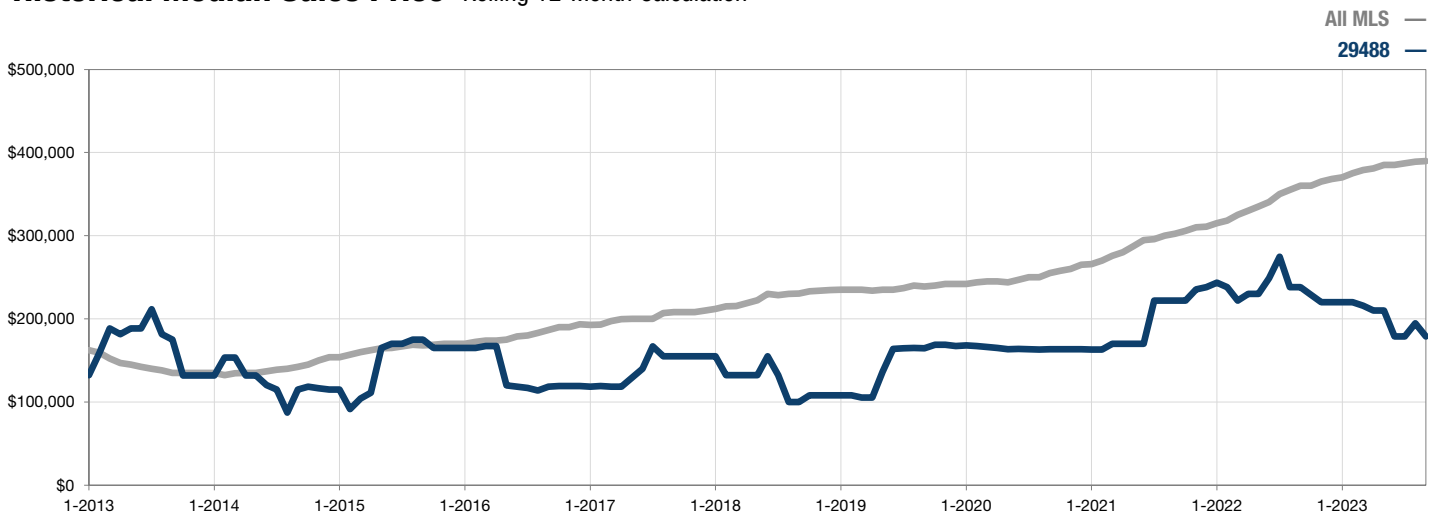
Key Metrics	September			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	0	1	--	10	8	- 20.0%
Closed Sales	2	1	- 50.0%	10	9	- 10.0%
Median Sales Price*	\$238,000	\$293,500	+ 23.3%	\$220,000	\$179,000	- 18.6%
Percent of List Price Received*	100.0%	97.8%	- 2.2%	100.5%	94.4%	- 6.1%
Days on Market Until Sale	40	43	+ 7.5%	41	95	+ 130.6%
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.

September



Historical Median Sales Price Rolling 12-Month Calculation



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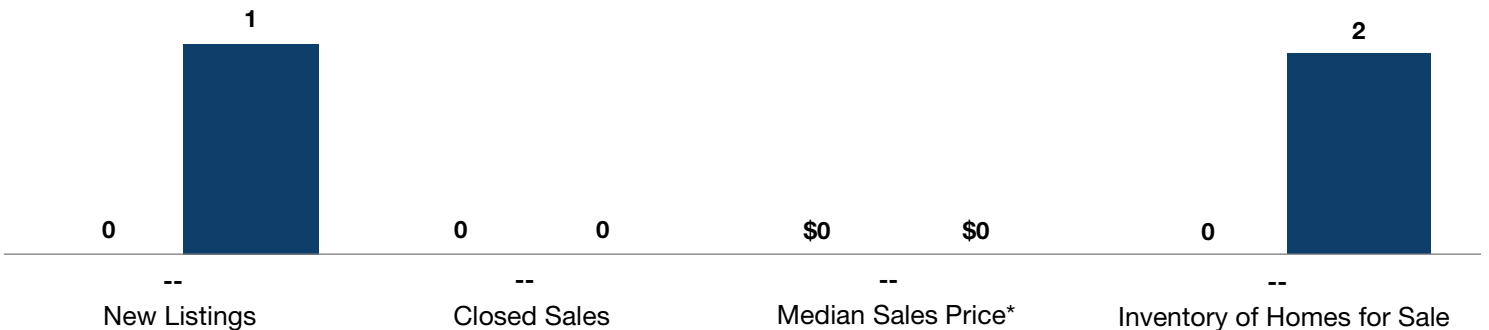
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Key Metrics	September			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	0	1	--	6	4	- 33.3%
Closed Sales	0	0	--	6	2	- 66.7%
Median Sales Price*	\$0	\$0	--	\$32,000	\$100,000	+ 212.5%
Percent of List Price Received*	0.0%	0.0%	--	105.4%	97.3%	- 7.7%
Days on Market Until Sale	0	0	--	70	65	- 7.4%
Inventory of Homes for Sale	0	2	--	--	--	--

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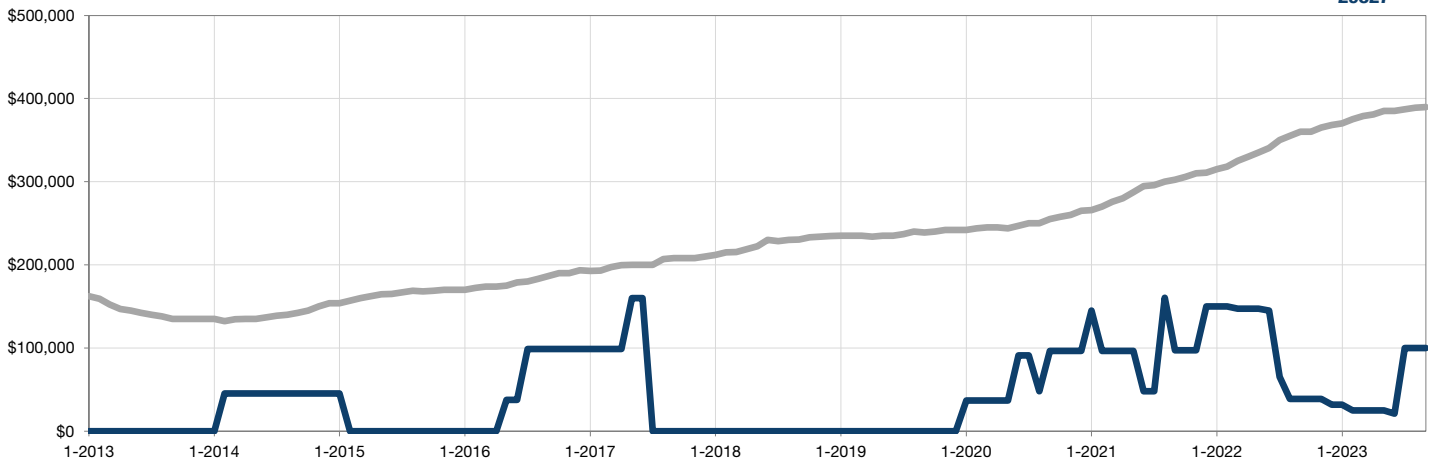
September

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Historical Median Sales Price Rolling 12-Month Calculation

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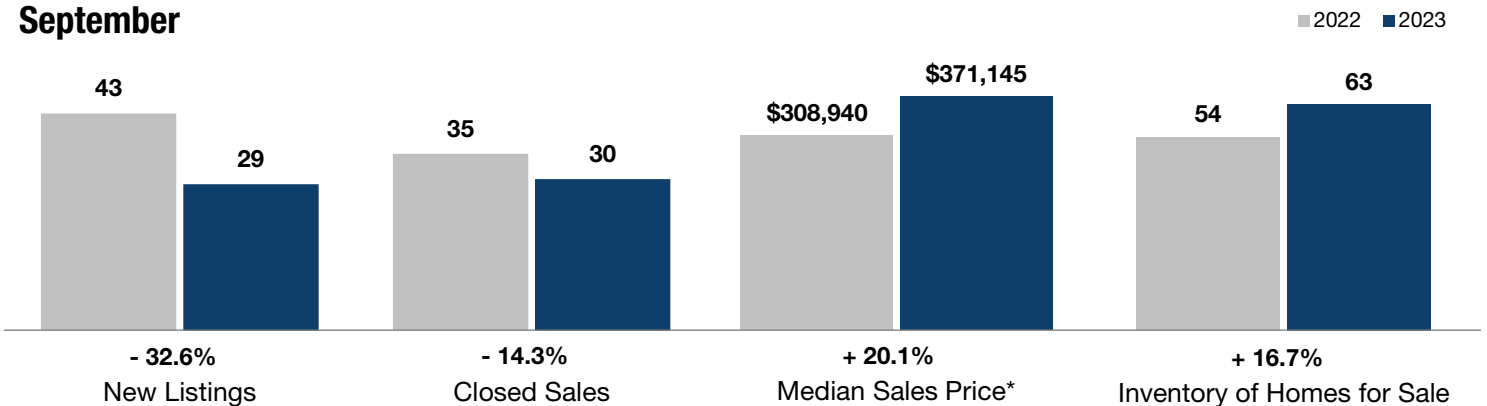
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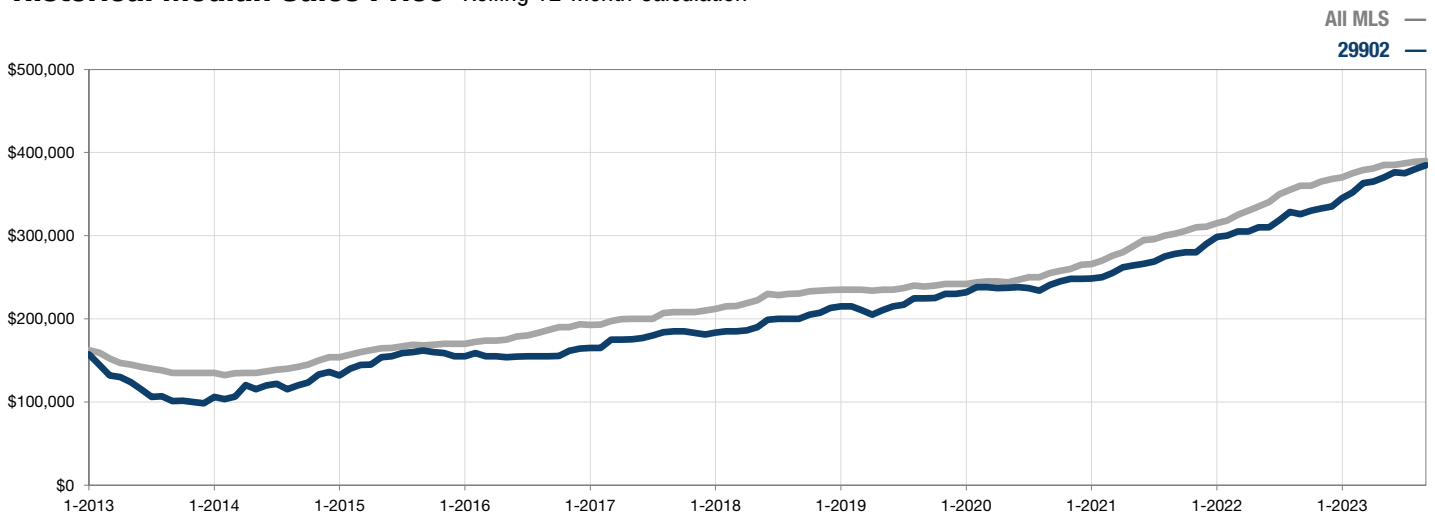
Key Metrics	September			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	43	29	- 32.6%	382	378	- 1.0%
Closed Sales	35	30	- 14.3%	335	339	+ 1.2%
Median Sales Price*	\$308,940	\$371,145	+ 20.1%	\$328,000	\$388,990	+ 18.6%
Percent of List Price Received*	98.6%	99.4%	+ 0.8%	99.2%	98.6%	- 0.7%
Days on Market Until Sale	71	71	+ 0.9%	60	75	+ 24.0%
Inventory of Homes for Sale	54	63	+ 16.7%	--	--	--

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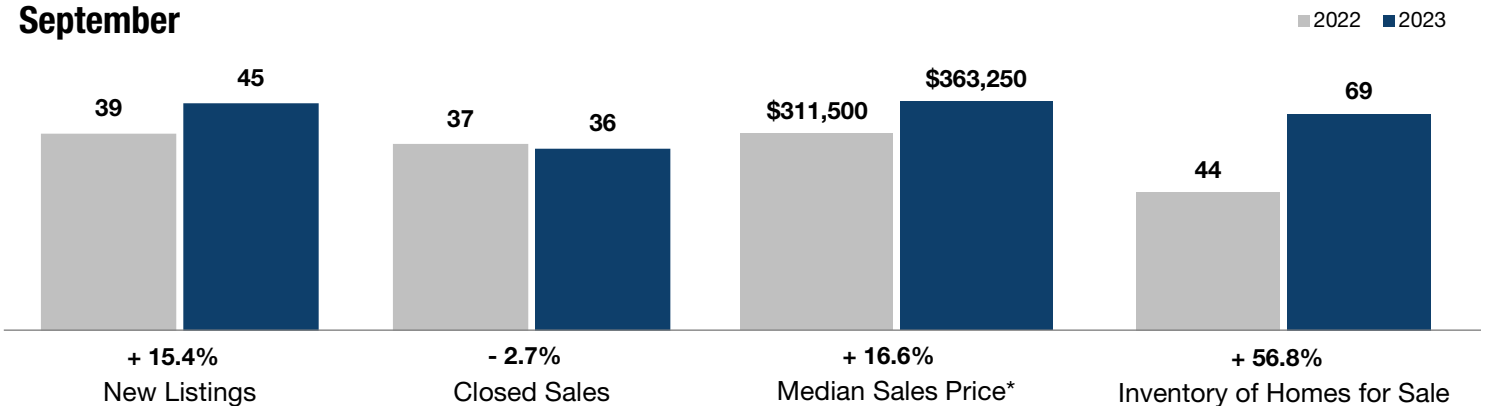
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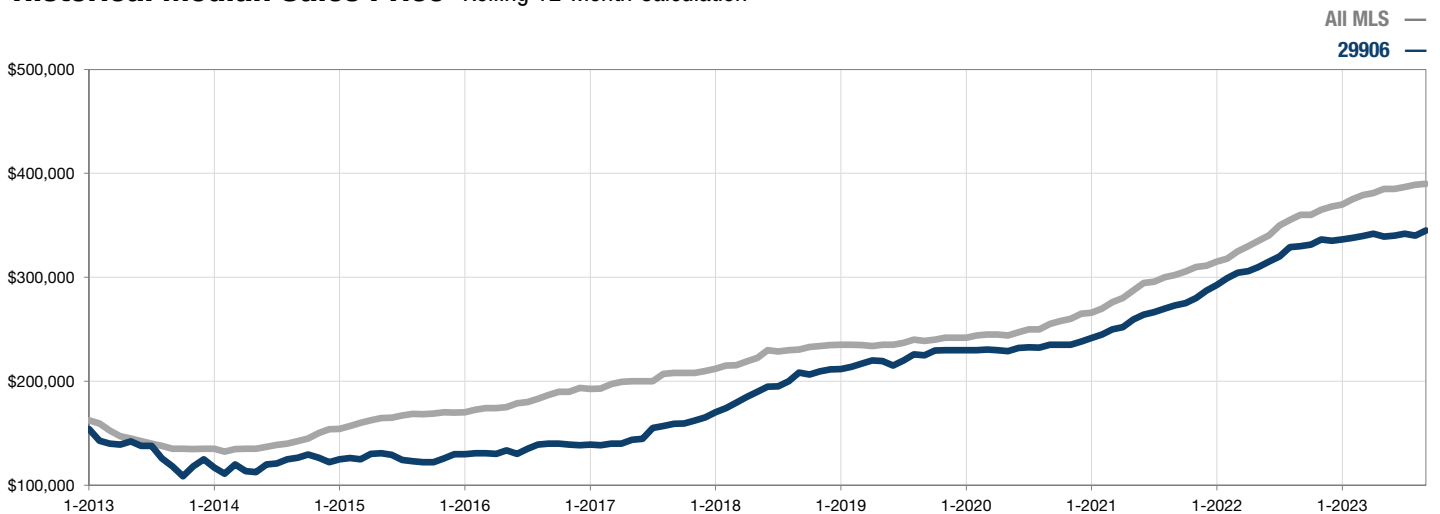
Key Metrics	September			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	39	45	+ 15.4%	410	364	- 11.2%
Closed Sales	37	36	- 2.7%	432	309	- 28.5%
Median Sales Price*	\$311,500	\$363,250	+ 16.6%	\$336,950	\$350,000	+ 3.9%
Percent of List Price Received*	99.0%	97.9%	- 1.1%	99.9%	98.6%	- 1.3%
Days on Market Until Sale	49	96	+ 94.1%	70	81	+ 14.5%
Inventory of Homes for Sale	44	69	+ 56.8%	--	--	--

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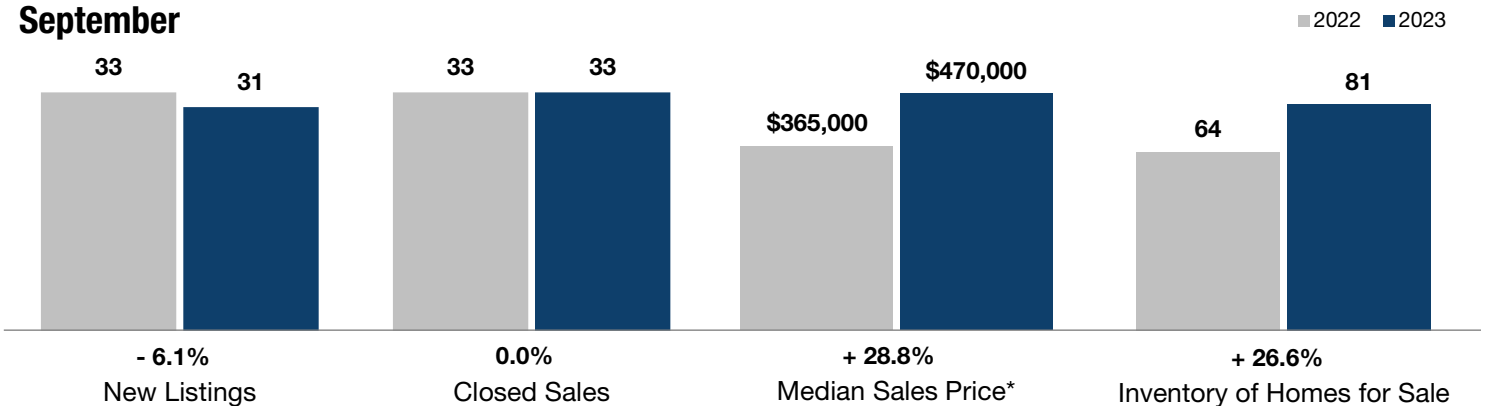
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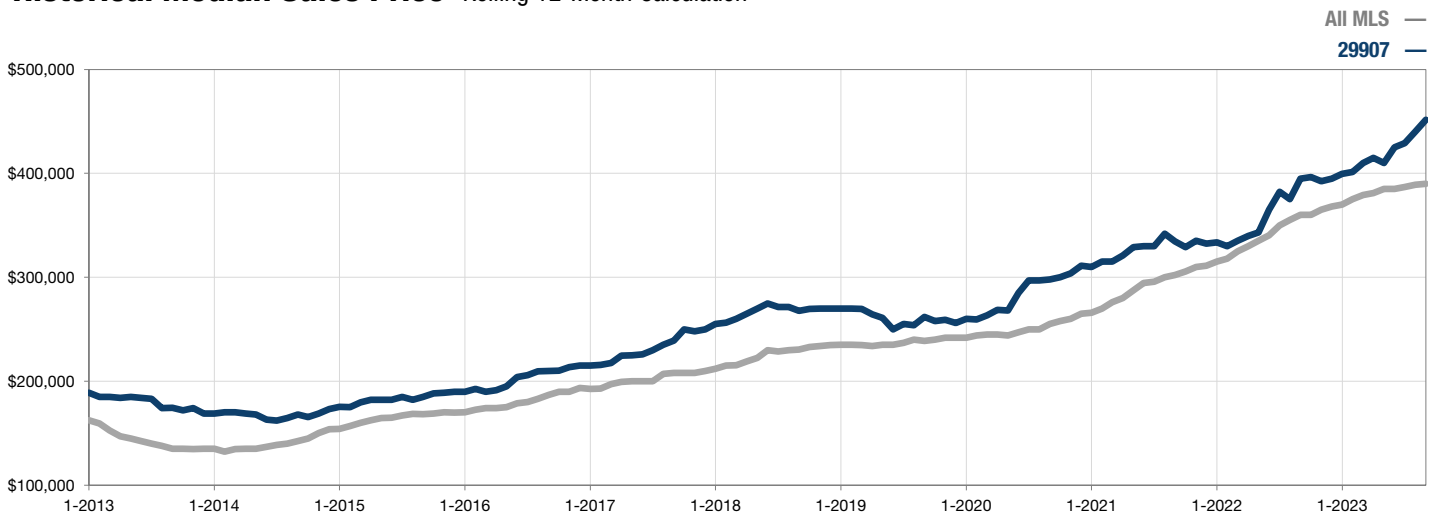
Key Metrics	September			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	33	31	- 6.1%	391	322	- 17.6%
Closed Sales	33	33	0.0%	370	295	- 20.3%
Median Sales Price*	\$365,000	\$470,000	+ 28.8%	\$400,000	\$475,000	+ 18.8%
Percent of List Price Received*	99.1%	98.1%	- 1.1%	100.1%	98.8%	- 1.3%
Days on Market Until Sale	89	100	+ 11.8%	84	102	+ 21.7%
Inventory of Homes for Sale	64	81	+ 26.6%	--	--	--

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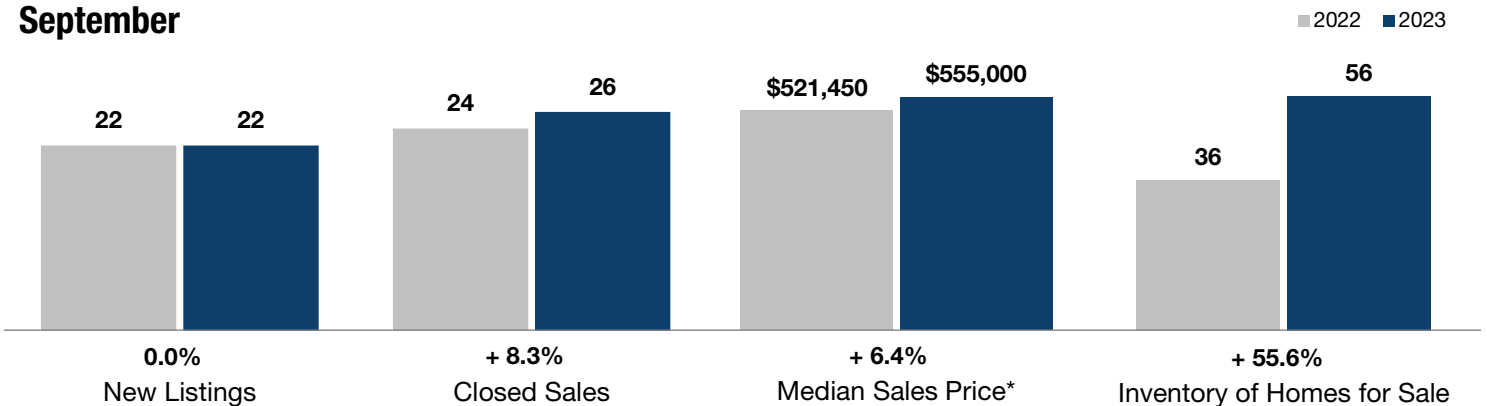
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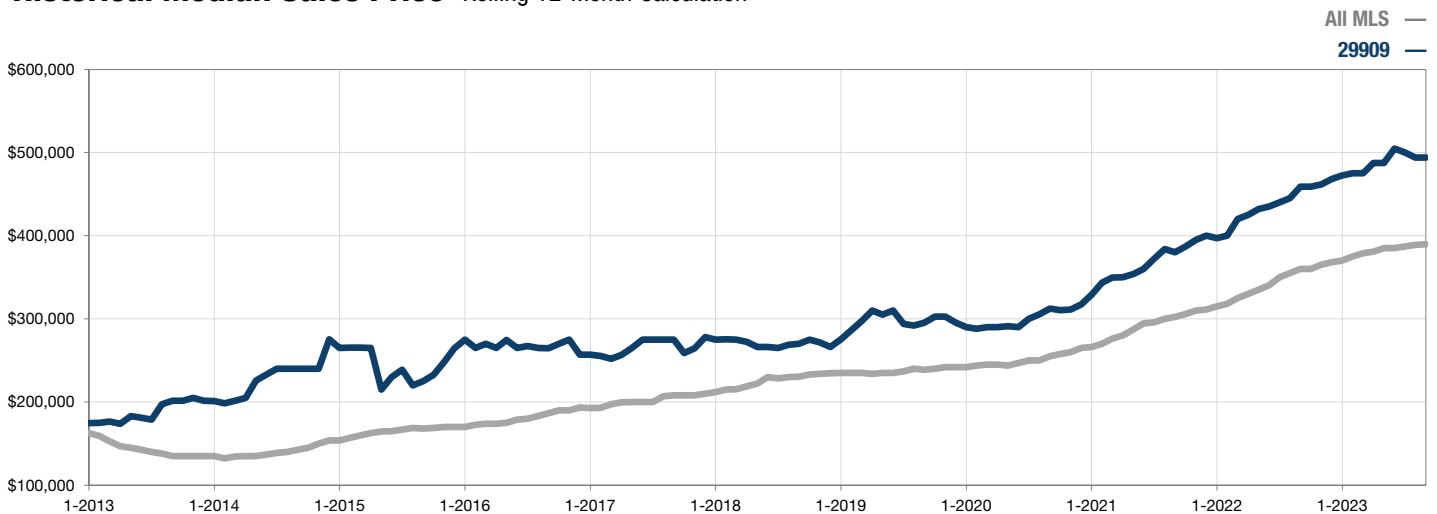
Key Metrics	September			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	22	22	0.0%	215	233	+ 8.4%
Closed Sales	24	26	+ 8.3%	194	199	+ 2.6%
Median Sales Price*	\$521,450	\$555,000	+ 6.4%	\$469,750	\$515,000	+ 9.6%
Percent of List Price Received*	98.7%	98.5%	- 0.2%	100.3%	97.6%	- 2.8%
Days on Market Until Sale	68	133	+ 97.4%	69	114	+ 66.2%
Inventory of Homes for Sale	36	56	+ 55.6%	--	--	--

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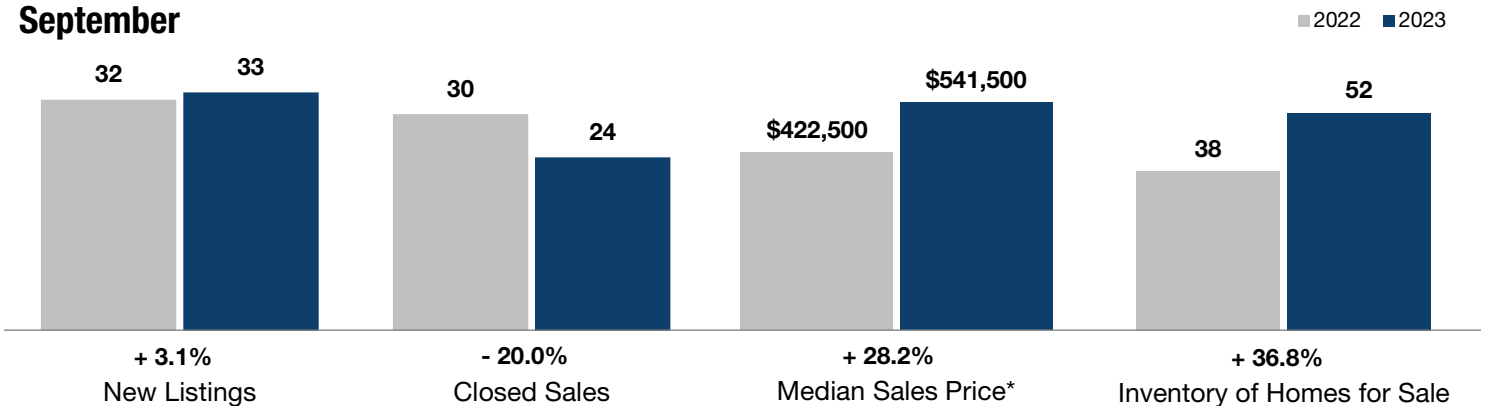
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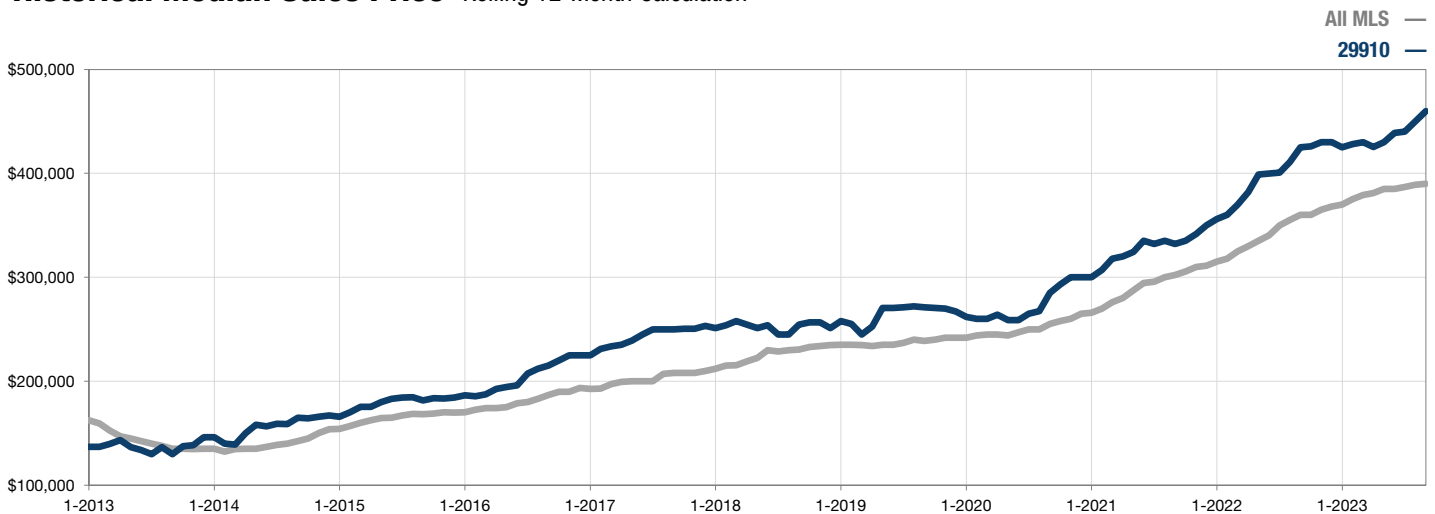
Key Metrics	September			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	32	33	+ 3.1%	260	238	- 8.5%
Closed Sales	30	24	- 20.0%	216	202	- 6.5%
Median Sales Price*	\$422,500	\$541,500	+ 28.2%	\$425,000	\$456,500	+ 7.4%
Percent of List Price Received*	97.7%	97.3%	- 0.5%	100.2%	98.4%	- 1.8%
Days on Market Until Sale	61	54	- 11.9%	58	68	+ 16.2%
Inventory of Homes for Sale	38	52	+ 36.8%	--	--	--

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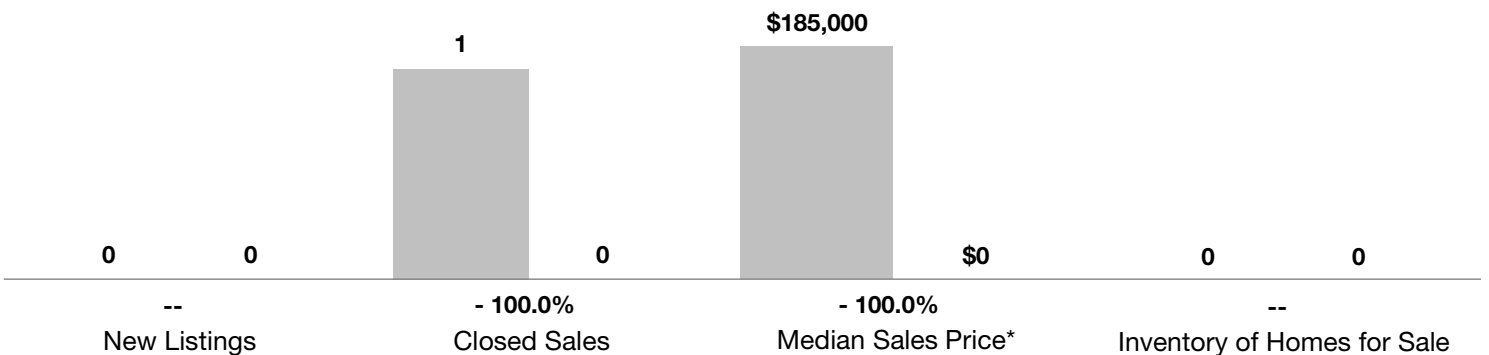
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Key Metrics	September			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	0	0	--	5	4	- 20.0%
Closed Sales	1	0	- 100.0%	5	3	- 40.0%
Median Sales Price*	\$185,000	\$0	- 100.0%	\$179,900	\$180,000	+ 0.1%
Percent of List Price Received*	84.1%	0.0%	- 100.0%	94.4%	97.1%	+ 2.9%
Days on Market Until Sale	74	0	- 100.0%	102	52	- 49.2%
Inventory of Homes for Sale	0	0	--	--	--	--

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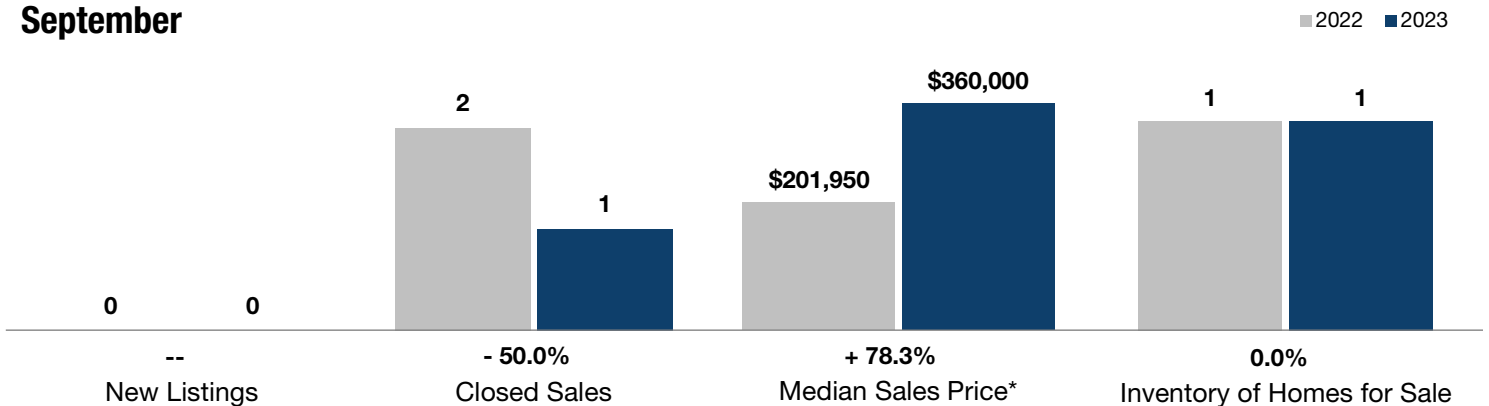
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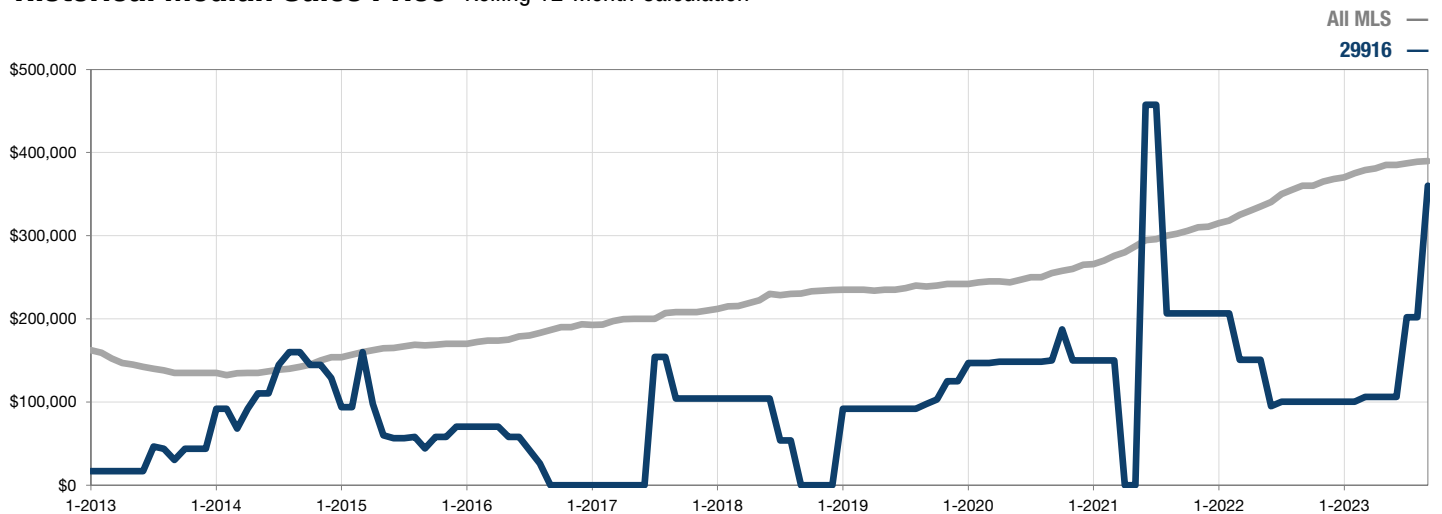
Key Metrics	September			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	0	0	--	4	2	- 50.0%
Closed Sales	2	1	- 50.0%	4	1	- 75.0%
Median Sales Price*	\$201,950	\$360,000	+ 78.3%	\$100,500	\$360,000	+ 258.2%
Percent of List Price Received*	98.0%	102.9%	+ 5.0%	88.4%	102.9%	+ 16.4%
Days on Market Until Sale	97	44	- 54.4%	148	44	- 70.3%
Inventory of Homes for Sale	1	1	0.0%	--	--	--

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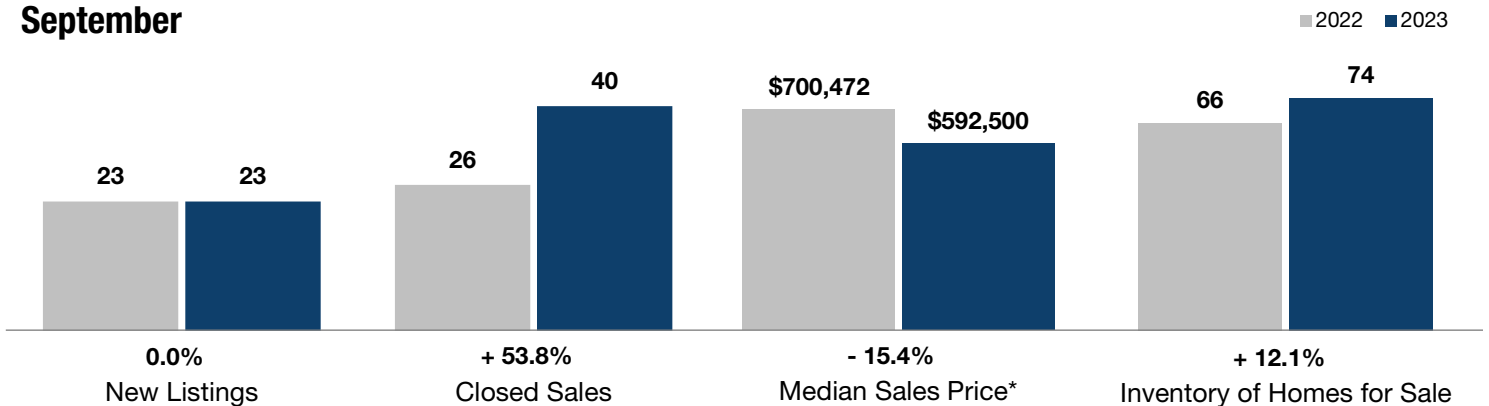
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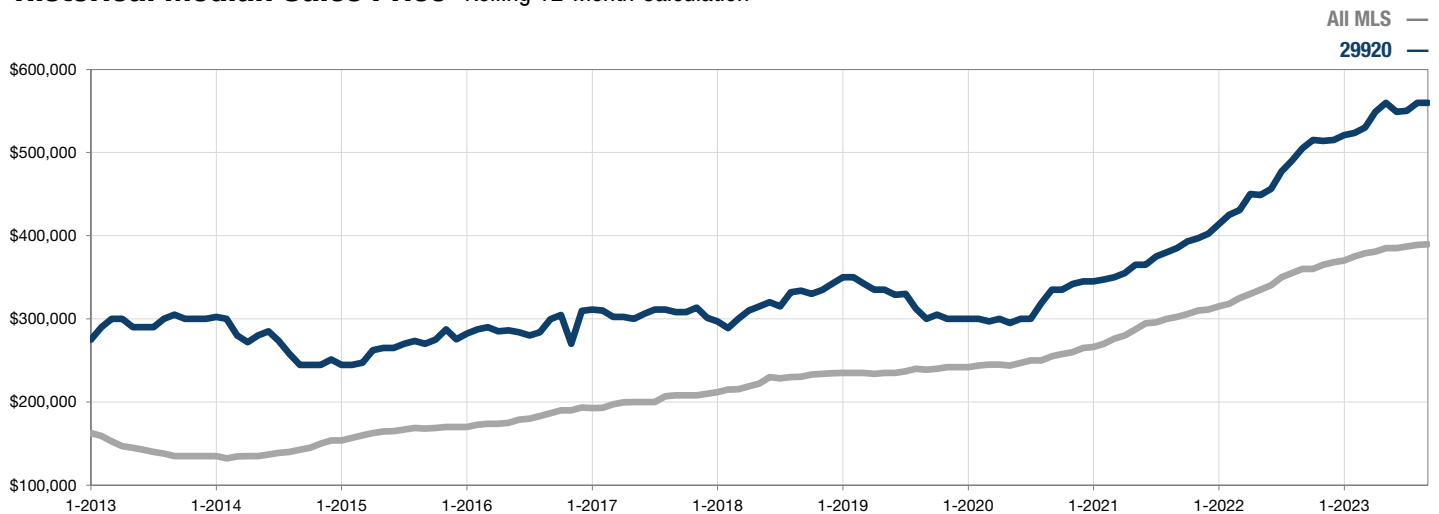
Key Metrics	September			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	23	23	0.0%	273	254	- 7.0%
Closed Sales	26	40	+ 53.8%	237	229	- 3.4%
Median Sales Price*	\$700,472	\$592,500	- 15.4%	\$515,000	\$565,000	+ 9.7%
Percent of List Price Received*	95.4%	96.8%	+ 1.4%	97.6%	96.7%	- 0.9%
Days on Market Until Sale	95	94	- 1.4%	87	98	+ 13.1%
Inventory of Homes for Sale	66	74	+ 12.1%	--	--	--

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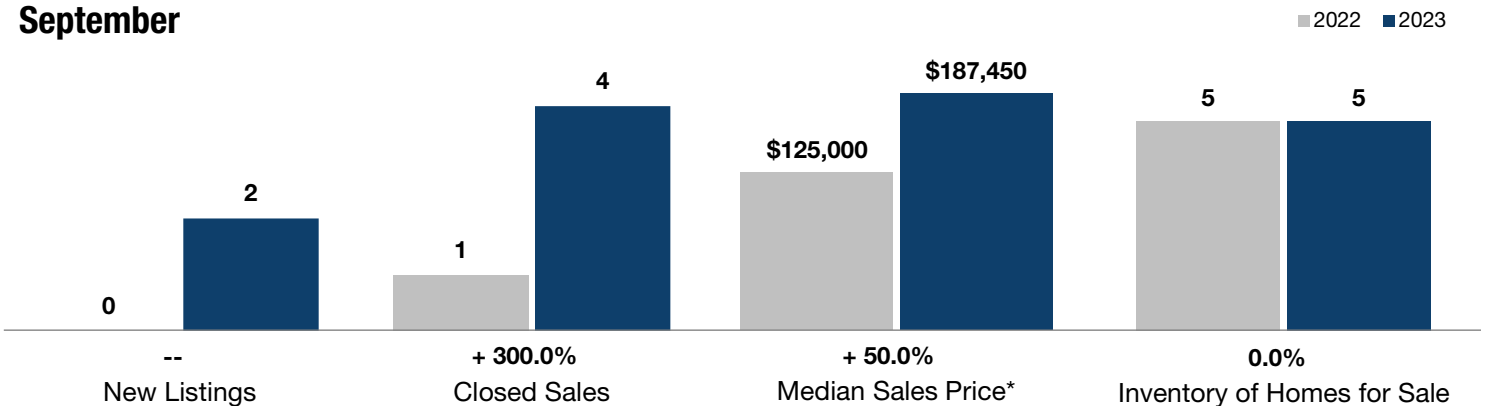
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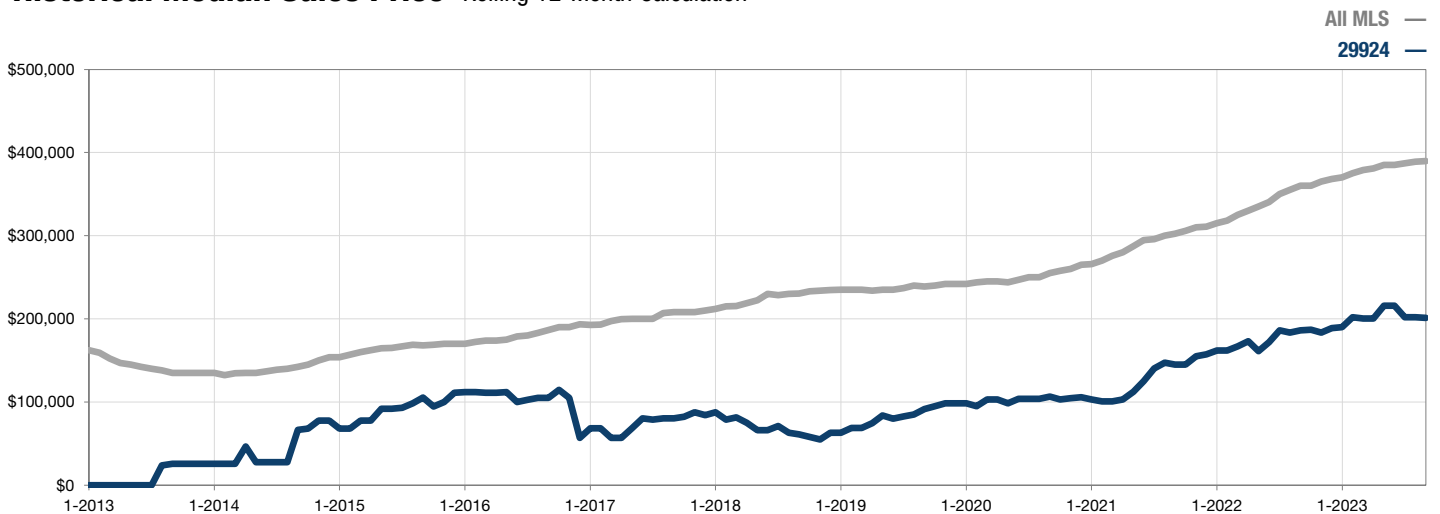
Key Metrics	September			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	0	2	--	29	21	- 27.6%
Closed Sales	1	4	+ 300.0%	31	21	- 32.3%
Median Sales Price*	\$125,000	\$187,450	+ 50.0%	\$181,000	\$174,900	- 3.4%
Percent of List Price Received*	100.0%	95.5%	- 4.5%	96.2%	91.6%	- 4.8%
Days on Market Until Sale	41	66	+ 60.4%	96	99	+ 2.8%
Inventory of Homes for Sale	5	5	0.0%	--	--	--

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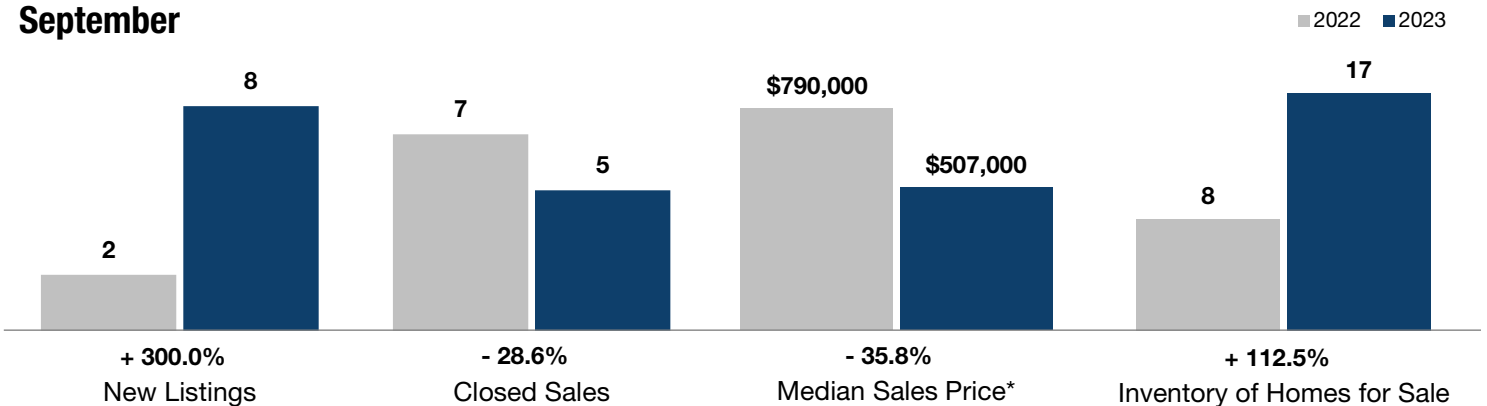
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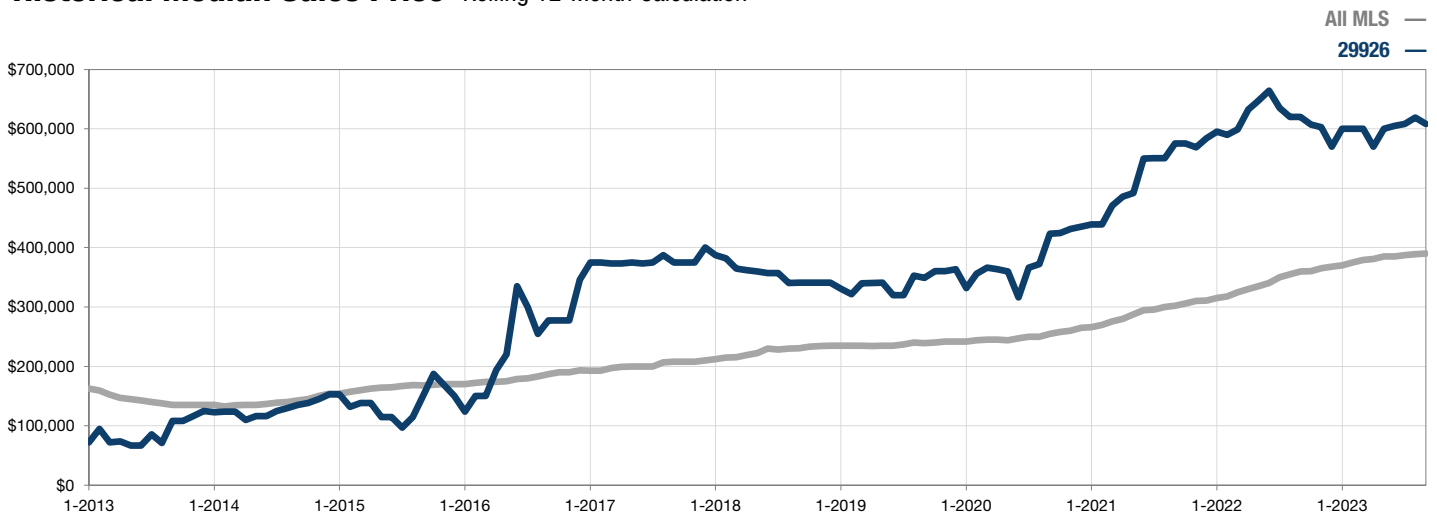
Key Metrics	September			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	2	8	+ 300.0%	56	68	+ 21.4%
Closed Sales	7	5	- 28.6%	50	51	+ 2.0%
Median Sales Price*	\$790,000	\$507,000	- 35.8%	\$620,000	\$650,000	+ 4.8%
Percent of List Price Received*	95.2%	97.1%	+ 2.0%	100.1%	98.1%	- 2.0%
Days on Market Until Sale	72	65	- 9.5%	63	64	+ 1.5%
Inventory of Homes for Sale	8	17	+ 112.5%	--	--	--

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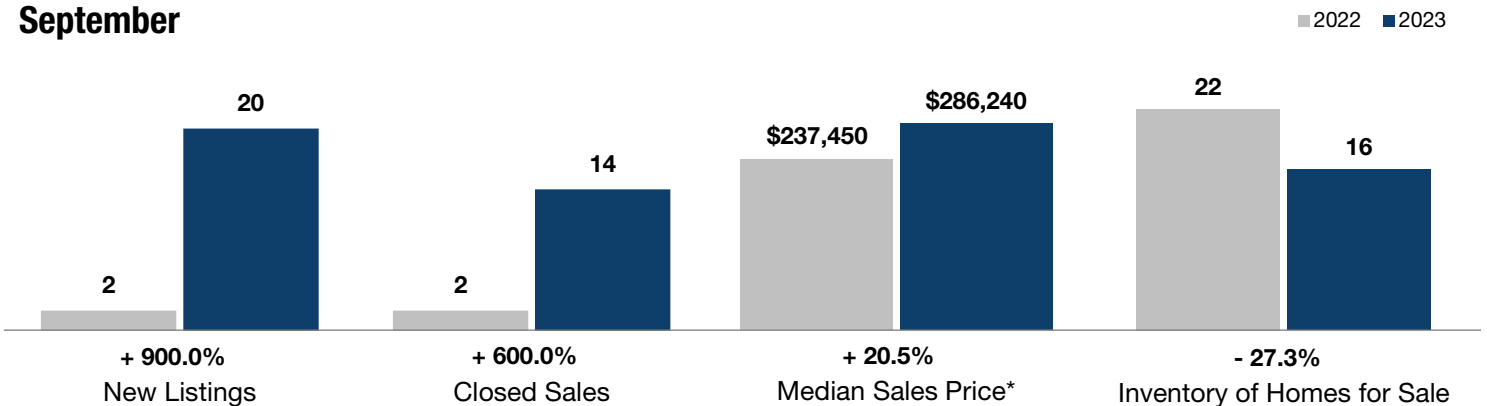
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Key Metrics	September			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	2	20	+ 900.0%	80	86	+ 7.5%
Closed Sales	2	14	+ 600.0%	35	74	+ 111.4%
Median Sales Price*	\$237,450	\$286,240	+ 20.5%	\$405,000	\$362,123	- 10.6%
Percent of List Price Received*	94.4%	99.2%	+ 5.0%	98.9%	99.6%	+ 0.8%
Days on Market Until Sale	146	92	- 37.1%	97	185	+ 90.2%
Inventory of Homes for Sale	22	16	- 27.3%	--	--	--

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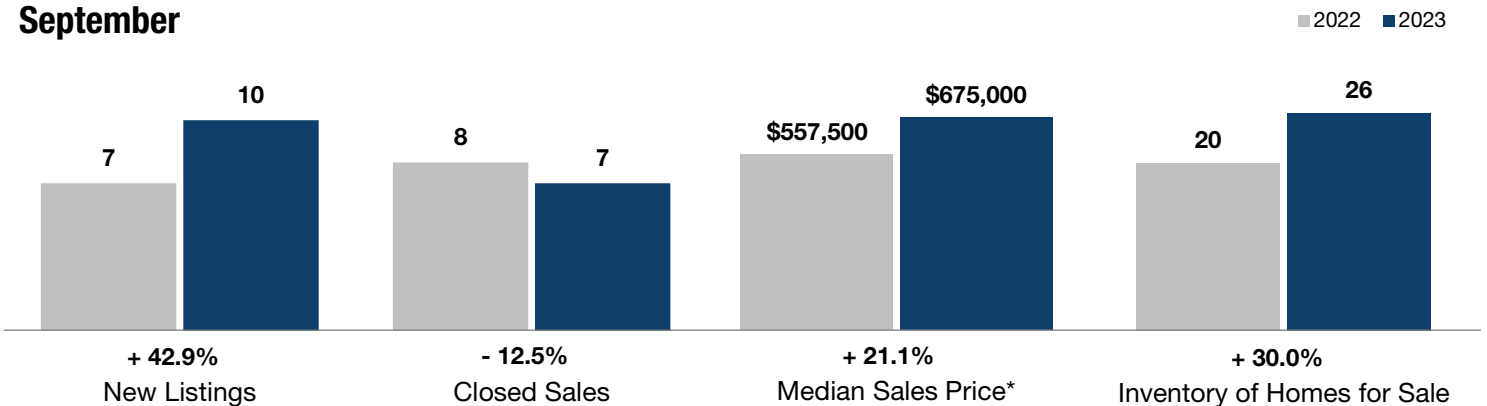
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Key Metrics	September			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	7	10	+ 42.9%	84	74	- 11.9%
Closed Sales	8	7	- 12.5%	57	59	+ 3.5%
Median Sales Price*	\$557,500	\$675,000	+ 21.1%	\$750,000	\$520,000	- 30.7%
Percent of List Price Received*	96.0%	97.8%	+ 1.9%	99.8%	99.1%	- 0.7%
Days on Market Until Sale	79	59	- 25.3%	61	87	+ 42.8%
Inventory of Homes for Sale	20	26	+ 30.0%	--	--	--

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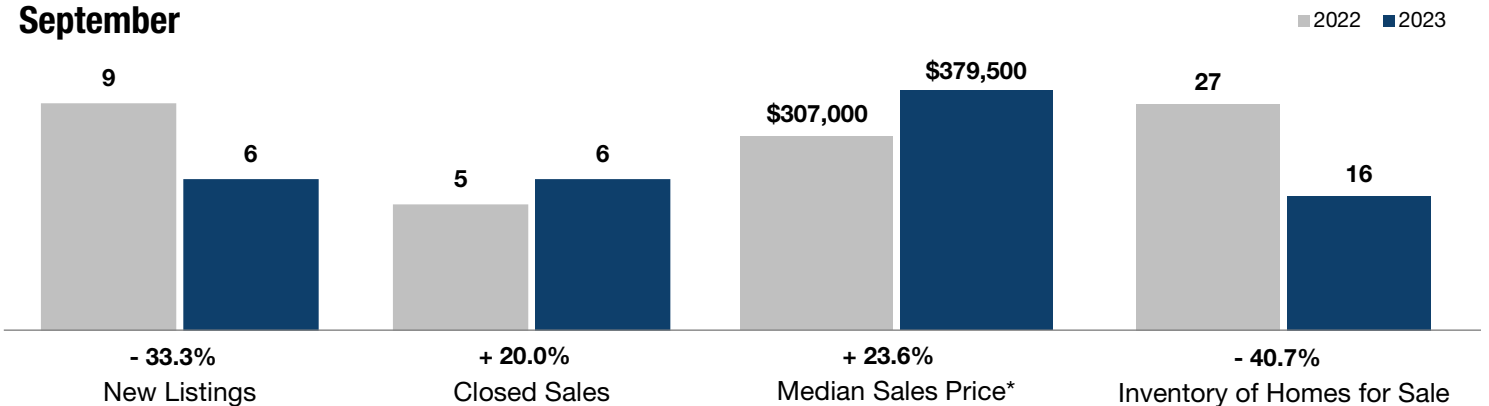
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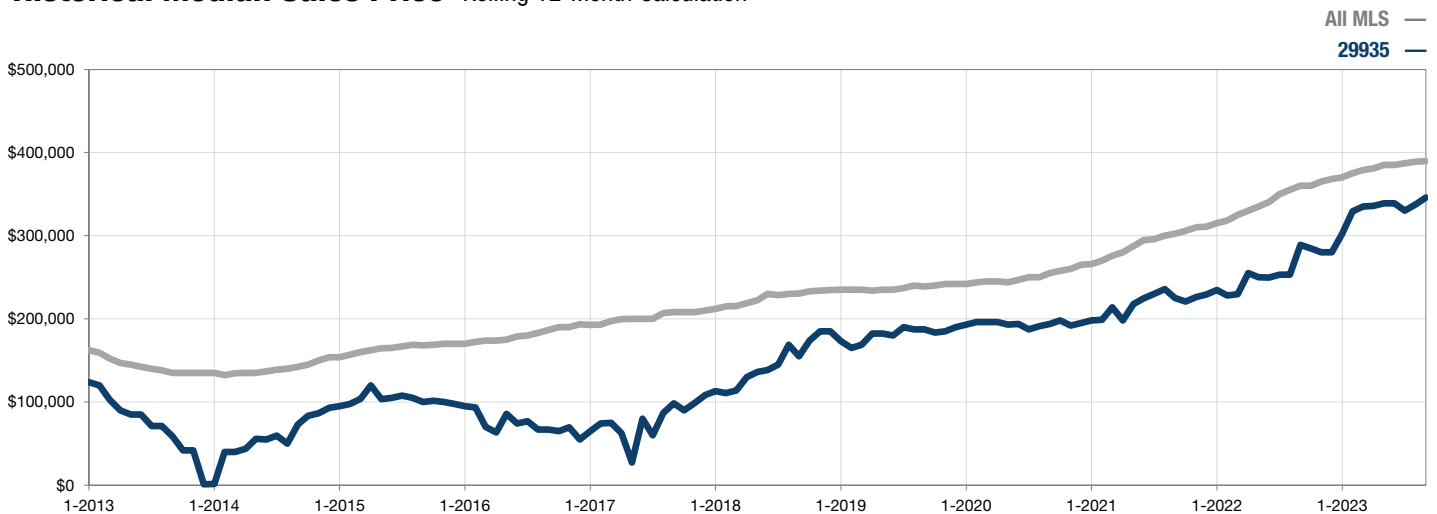
Key Metrics	September			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	9	6	- 33.3%	95	69	- 27.4%
Closed Sales	5	6	+ 20.0%	65	73	+ 12.3%
Median Sales Price*	\$307,000	\$379,500	+ 23.6%	\$330,000	\$365,000	+ 10.6%
Percent of List Price Received*	91.9%	101.6%	+ 10.6%	98.5%	99.4%	+ 0.9%
Days on Market Until Sale	76	166	+ 117.3%	60	116	+ 93.3%
Inventory of Homes for Sale	27	16	- 40.7%	--	--	--

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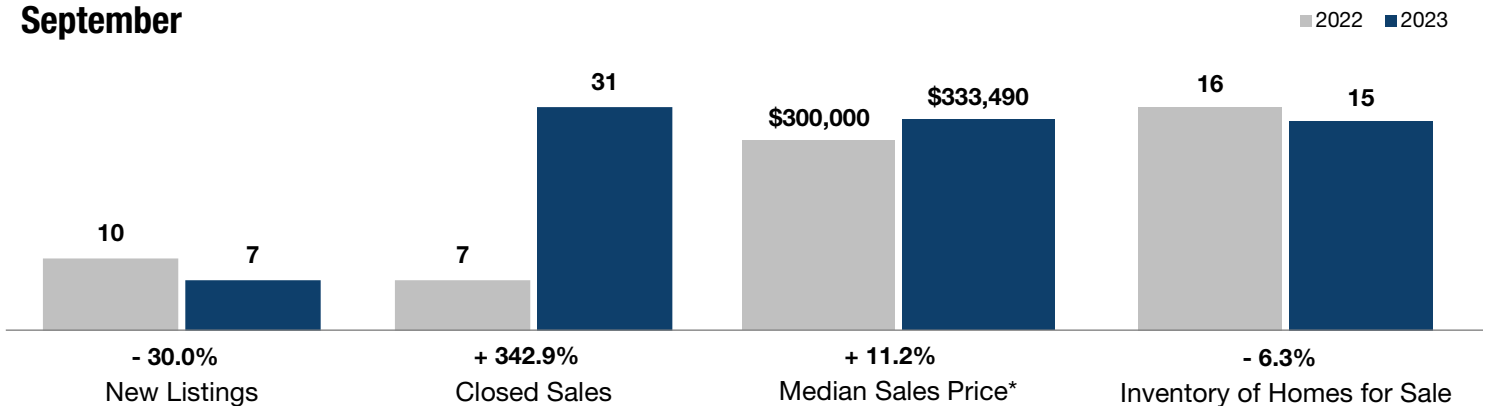
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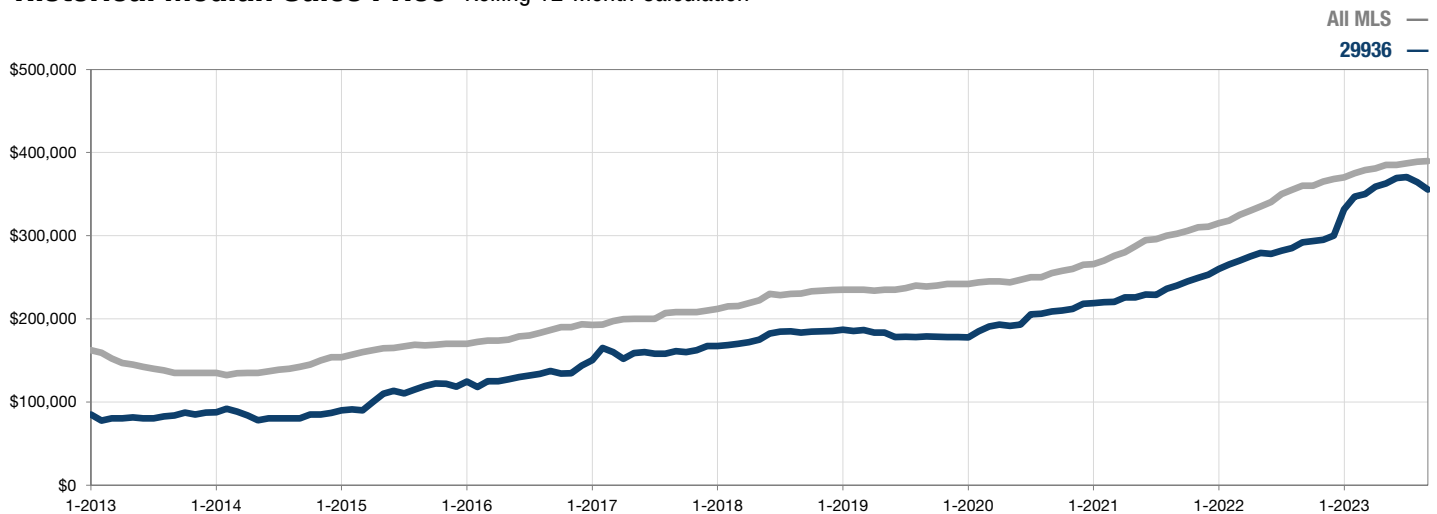
Key Metrics	September			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	10	7	- 30.0%	122	165	+ 35.2%
Closed Sales	7	31	+ 342.9%	116	199	+ 71.6%
Median Sales Price*	\$300,000	\$333,490	+ 11.2%	\$294,744	\$359,490	+ 22.0%
Percent of List Price Received*	99.4%	99.7%	+ 0.2%	99.4%	99.0%	- 0.4%
Days on Market Until Sale	77	120	+ 55.4%	105	121	+ 15.0%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--

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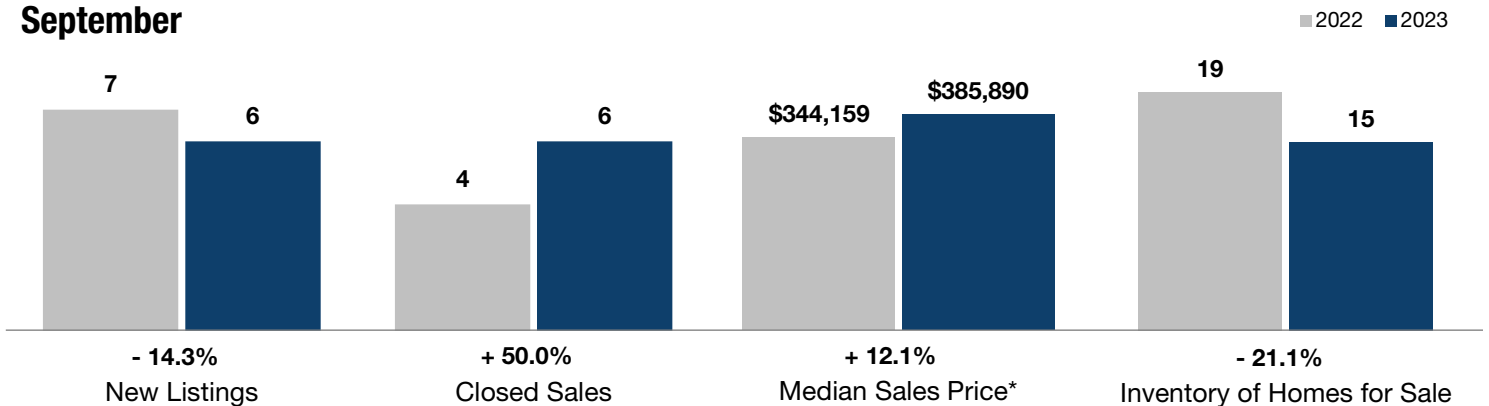
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Key Metrics	September			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	7	6	- 14.3%	42	45	+ 7.1%
Closed Sales	4	6	+ 50.0%	17	41	+ 141.2%
Median Sales Price*	\$344,159	\$385,890	+ 12.1%	\$361,263	\$398,517	+ 10.3%
Percent of List Price Received*	99.2%	100.0%	+ 0.8%	96.8%	97.2%	+ 0.4%
Days on Market Until Sale	203	169	- 16.7%	108	160	+ 47.7%
Inventory of Homes for Sale	19	15	- 21.1%	--	--	--

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Key Metrics	September			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	--	--	--	--

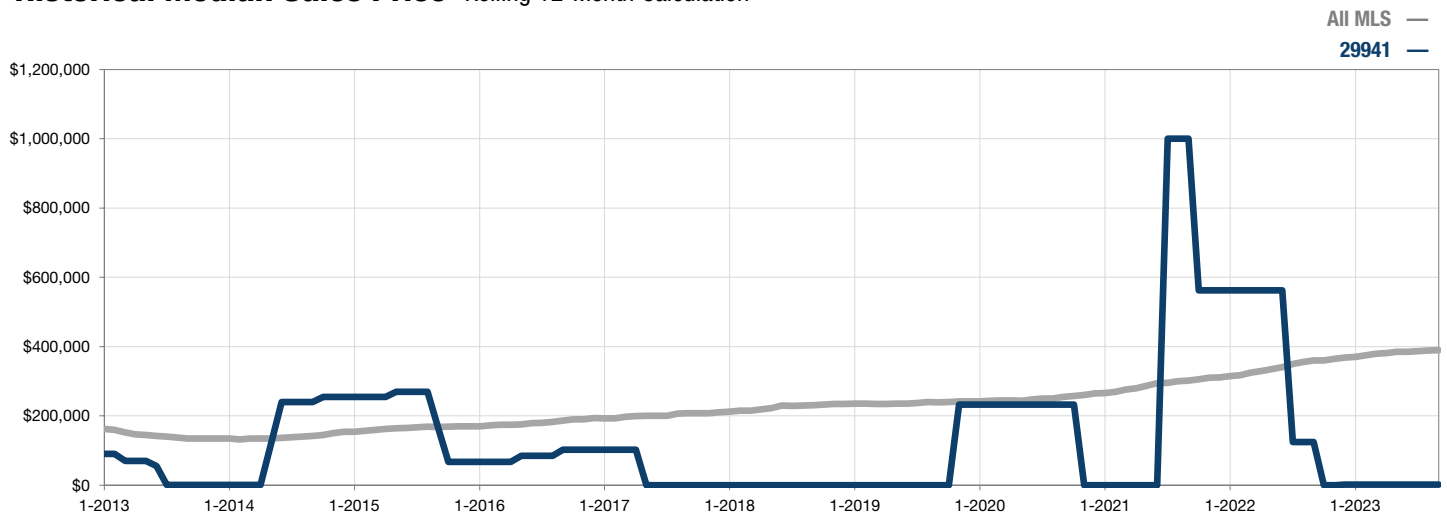
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

September

■ 2022 ■ 2023



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update – September 2023

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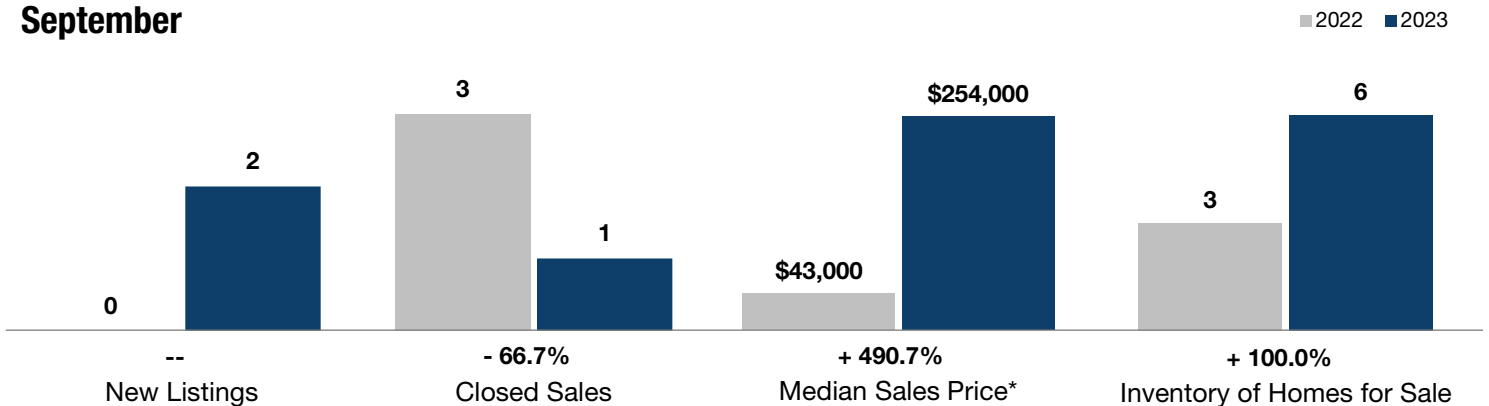
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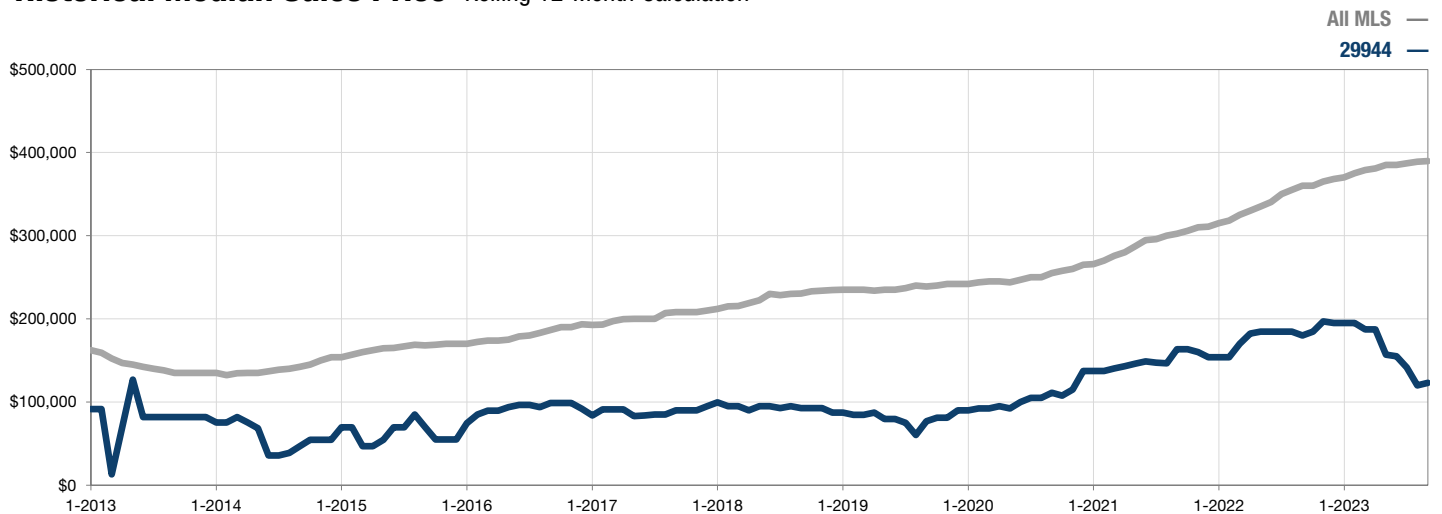
Key Metrics	September			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	0	2	--	26	15	- 42.3%
Closed Sales	3	1	- 66.7%	24	8	- 66.7%
Median Sales Price*	\$43,000	\$254,000	+ 490.7%	\$198,000	\$121,556	- 38.6%
Percent of List Price Received*	84.4%	97.7%	+ 15.8%	96.0%	92.4%	- 3.8%
Days on Market Until Sale	78	43	- 44.6%	87	70	- 19.3%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--

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September



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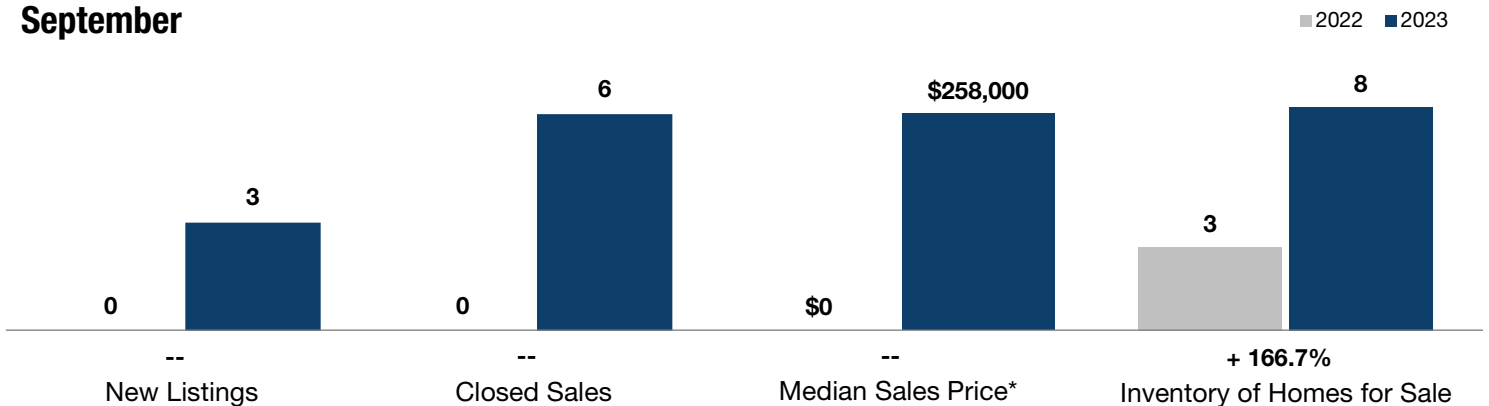
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Key Metrics	September			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	0	3	--	12	20	+ 66.7%
Closed Sales	0	6	--	12	13	+ 8.3%
Median Sales Price*	\$0	\$258,000	--	\$232,950	\$246,000	+ 5.6%
Percent of List Price Received*	0.0%	95.4%	--	100.9%	95.3%	- 5.6%
Days on Market Until Sale	0	83	--	65	83	+ 28.6%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation

