

Local Market Update – October 2023

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



BEAUFORT-JASPER
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29488

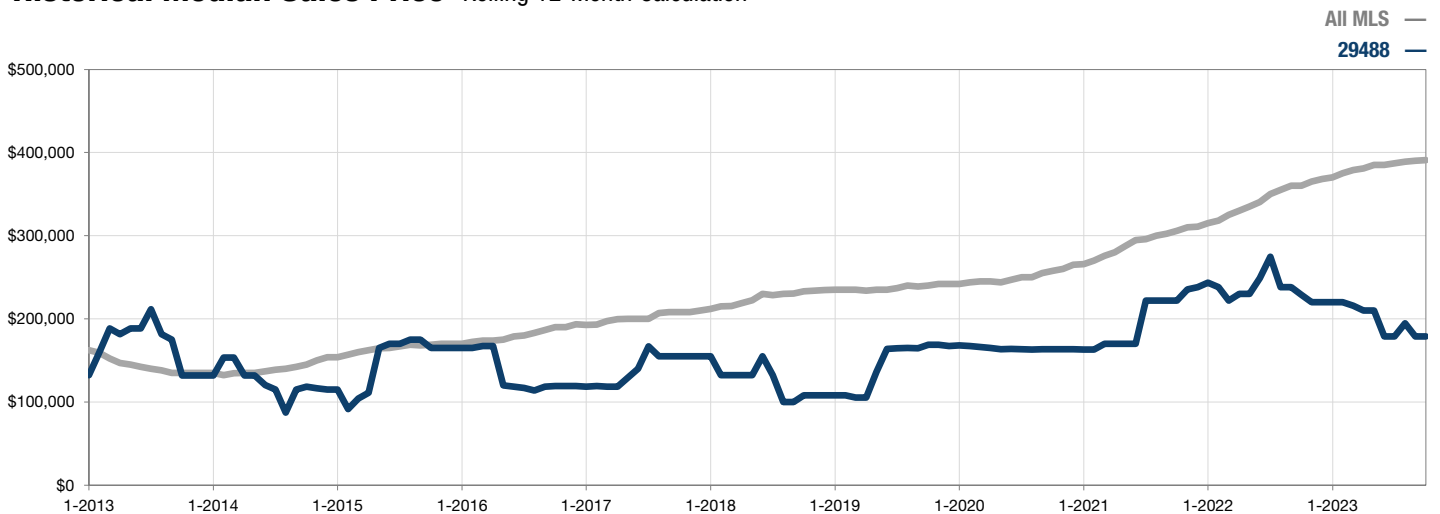
Key Metrics	October			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	0	1	--	10	9	- 10.0%
Closed Sales	0	0	--	10	9	- 10.0%
Median Sales Price*	\$0	\$0	--	\$220,000	\$179,000	- 18.6%
Percent of List Price Received*	0.0%	0.0%	--	100.5%	94.4%	- 6.1%
Days on Market Until Sale	0	0	--	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.

October



Historical Median Sales Price Rolling 12-Month Calculation



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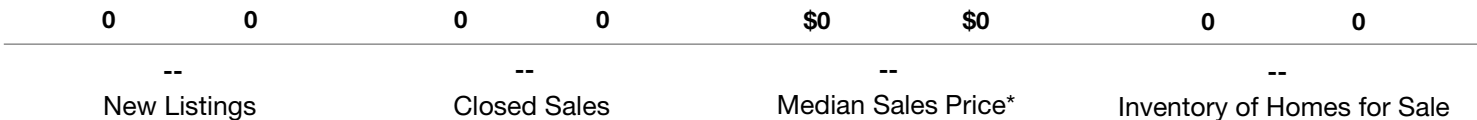
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Key Metrics	October			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	0	0	--	6	3	- 50.0%
Closed Sales	0	0	--	6	2	- 66.7%
Median Sales Price*	\$0	\$0	--	\$32,000	\$100,000	+ 212.5%
Percent of List Price Received*	0.0%	0.0%	--	105.4%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

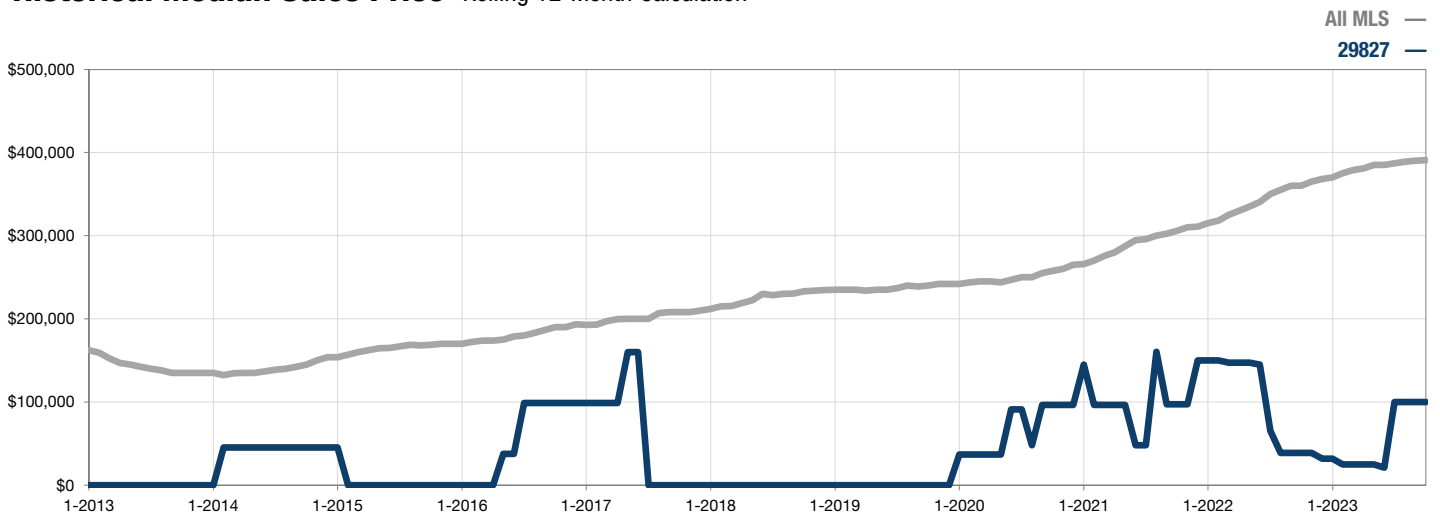
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■ 2022 ■ 2023



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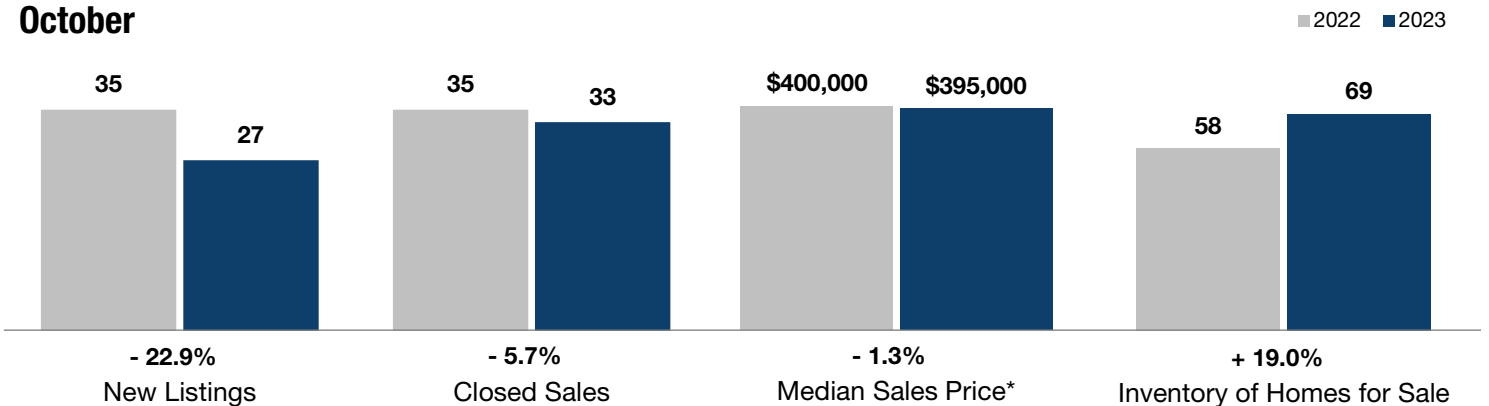
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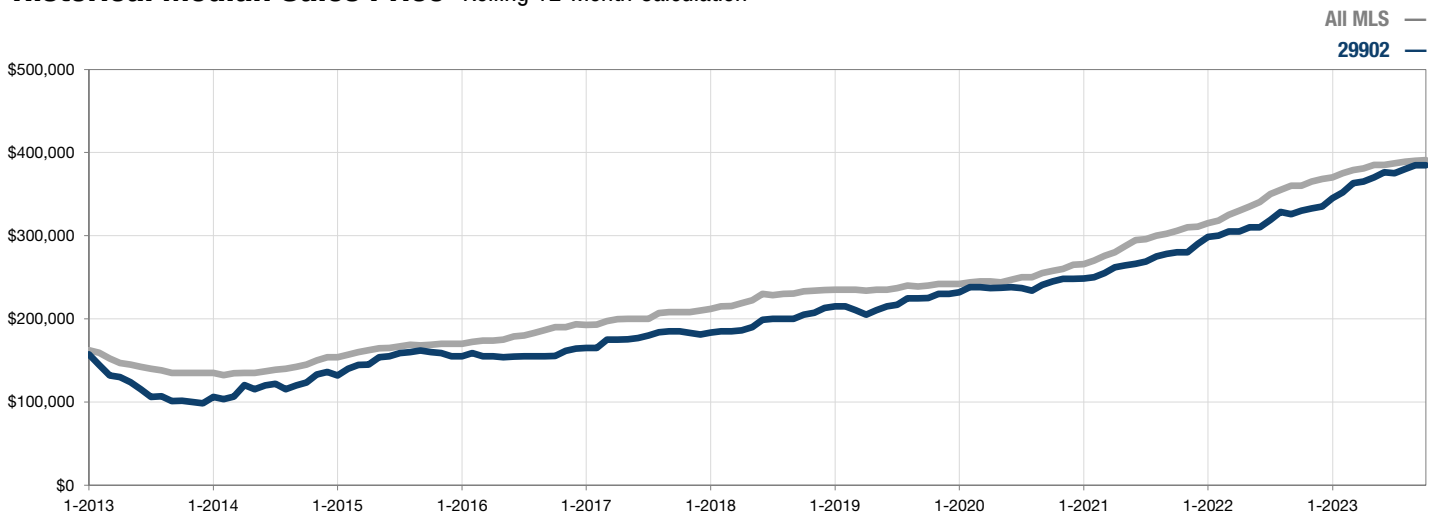
Key Metrics	October			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	35	27	- 22.9%	417	407	- 2.4%
Closed Sales	35	33	- 5.7%	370	373	+ 0.8%
Median Sales Price*	\$400,000	\$395,000	- 1.3%	\$331,938	\$390,000	+ 17.5%
Percent of List Price Received*	97.6%	98.8%	+ 1.2%	99.1%	98.6%	- 0.5%
Days on Market Until Sale	82	70	- 13.8%	62	74	+ 19.8%
Inventory of Homes for Sale	58	69	+ 19.0%	--	--	--

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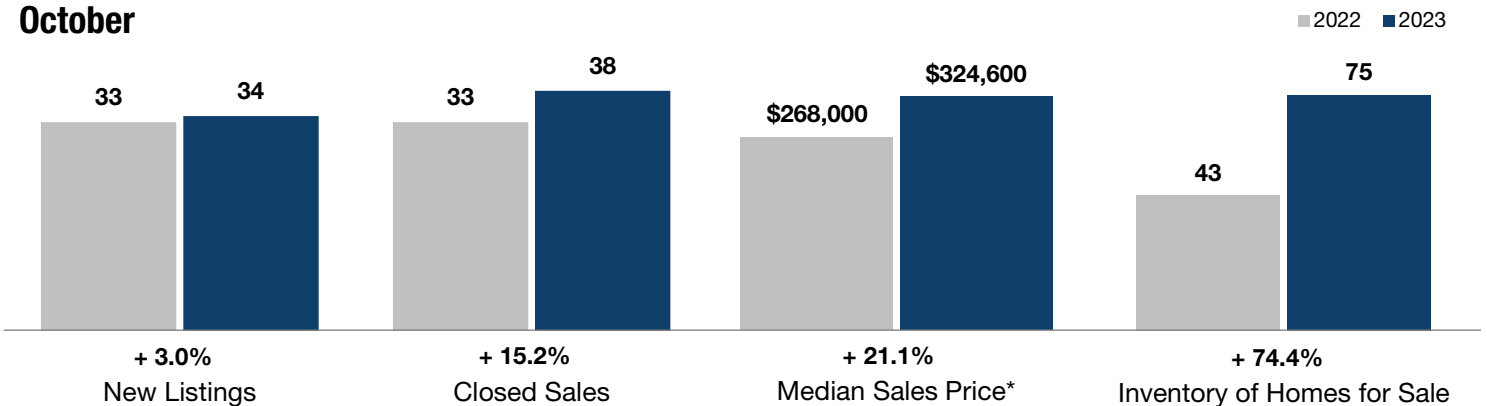
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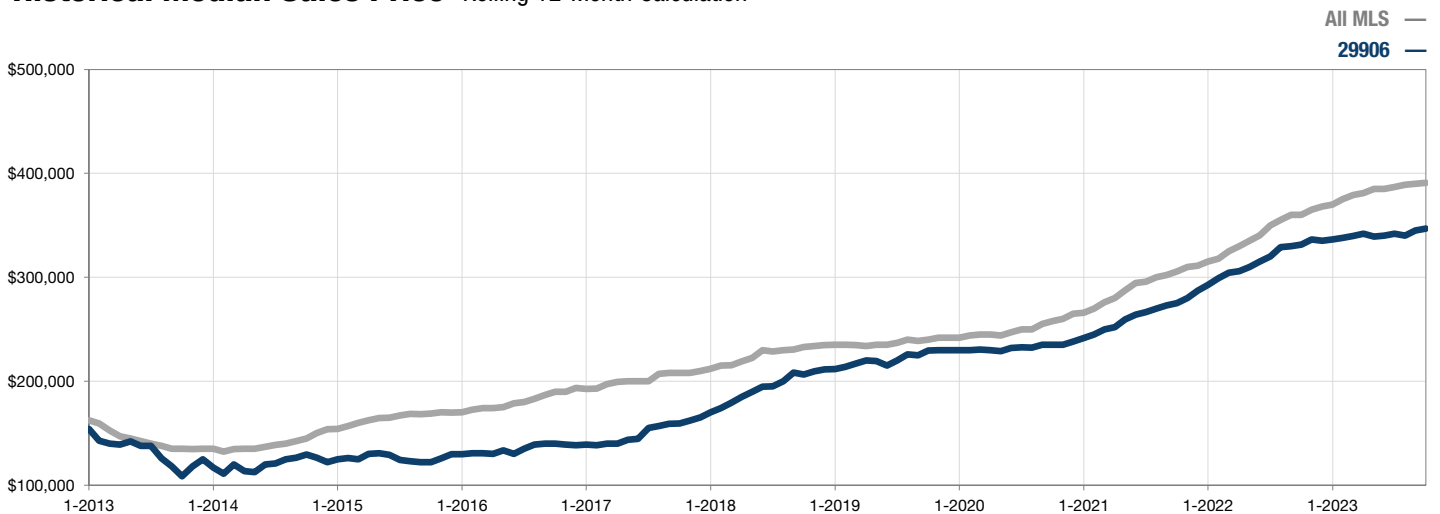
Key Metrics	October			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	33	34	+ 3.0%	442	397	- 10.2%
Closed Sales	33	38	+ 15.2%	465	348	- 25.2%
Median Sales Price*	\$268,000	\$324,600	+ 21.1%	\$335,000	\$350,000	+ 4.5%
Percent of List Price Received*	98.6%	98.7%	+ 0.1%	99.8%	98.6%	- 1.2%
Days on Market Until Sale	55	188	+ 238.3%	69	92	+ 33.2%
Inventory of Homes for Sale	43	75	+ 74.4%	--	--	--

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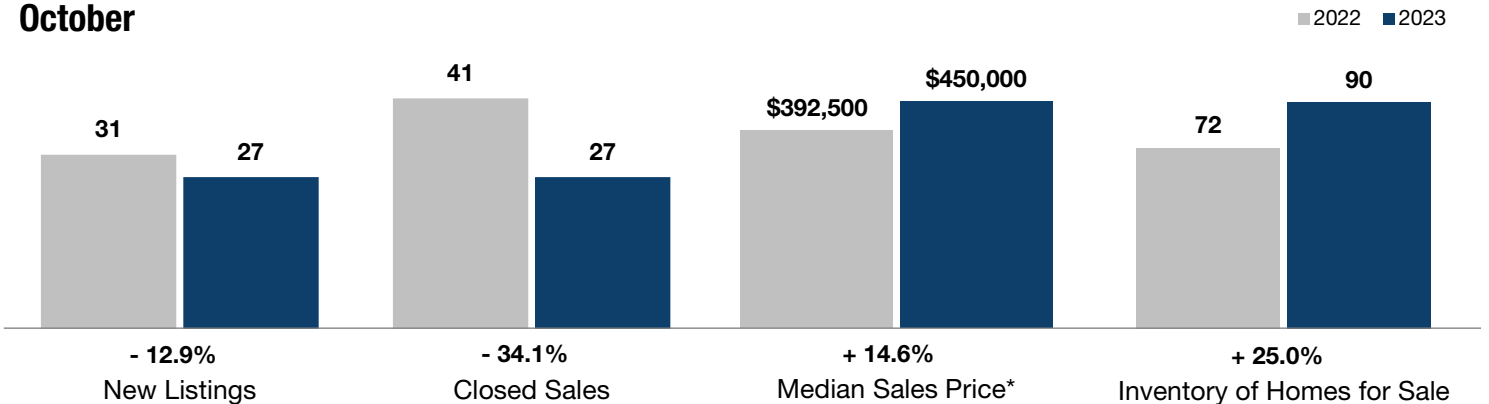
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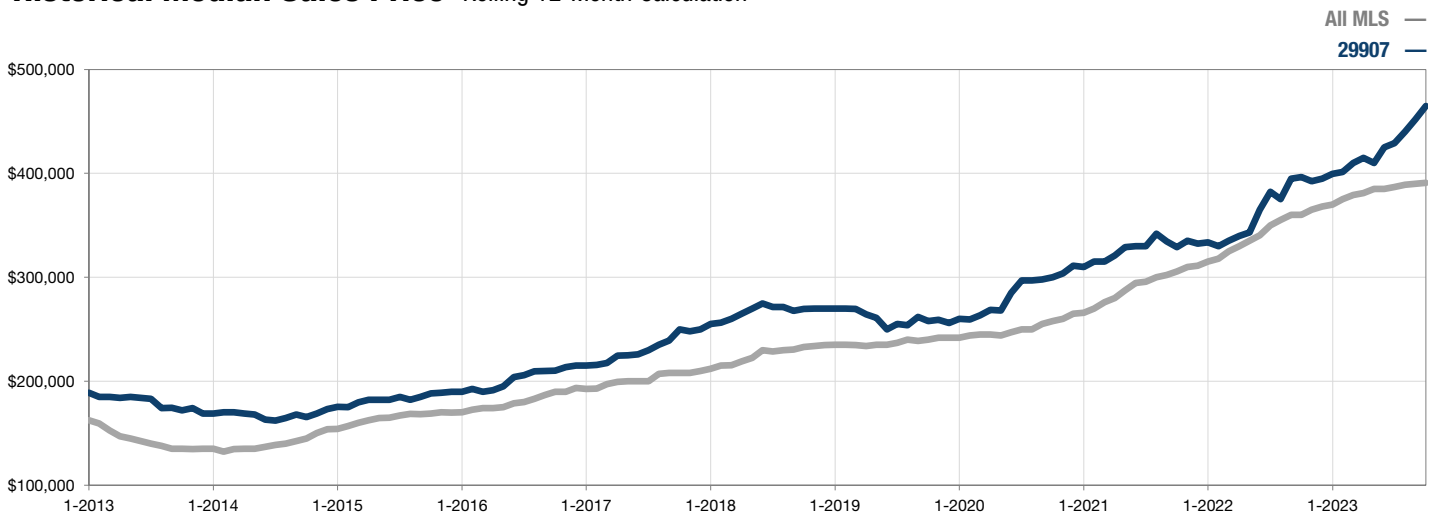
Key Metrics	October			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	31	27	- 12.9%	422	345	- 18.2%
Closed Sales	41	27	- 34.1%	411	322	- 21.7%
Median Sales Price*	\$392,500	\$450,000	+ 14.6%	\$400,000	\$471,000	+ 17.8%
Percent of List Price Received*	98.9%	97.4%	- 1.6%	100.0%	98.7%	- 1.3%
Days on Market Until Sale	110	91	- 17.4%	86	101	+ 16.9%
Inventory of Homes for Sale	72	90	+ 25.0%	--	--	--

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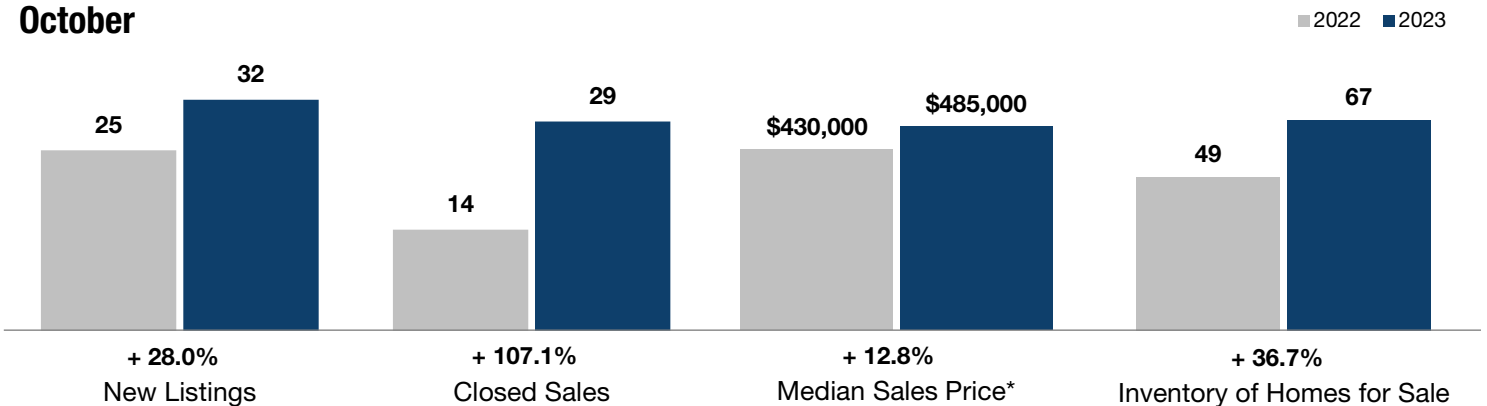
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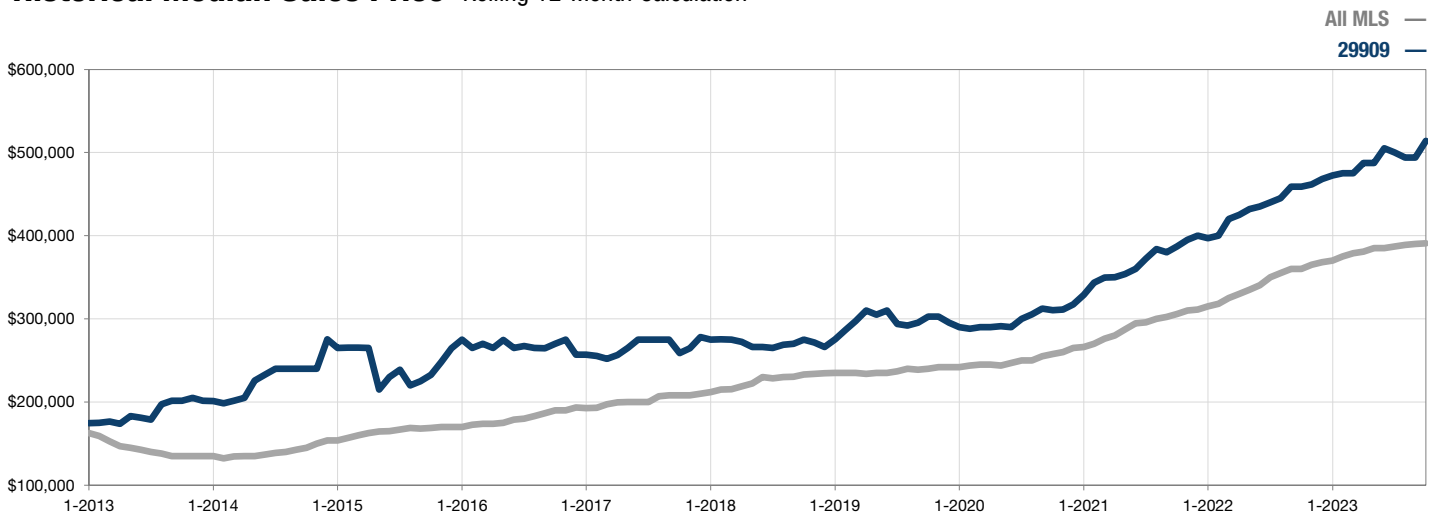
Key Metrics	October			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	25	32	+ 28.0%	240	267	+ 11.3%
Closed Sales	14	29	+ 107.1%	208	228	+ 9.6%
Median Sales Price*	\$430,000	\$485,000	+ 12.8%	\$466,000	\$515,000	+ 10.5%
Percent of List Price Received*	98.3%	99.2%	+ 0.9%	100.2%	97.8%	- 2.4%
Days on Market Until Sale	83	99	+ 19.6%	70	113	+ 61.2%
Inventory of Homes for Sale	49	67	+ 36.7%	--	--	--

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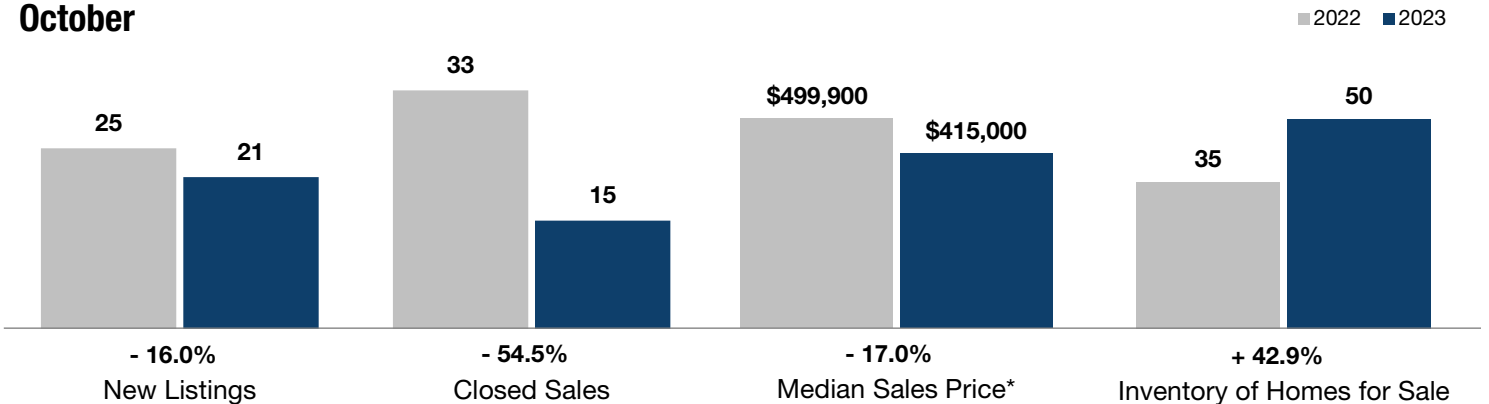
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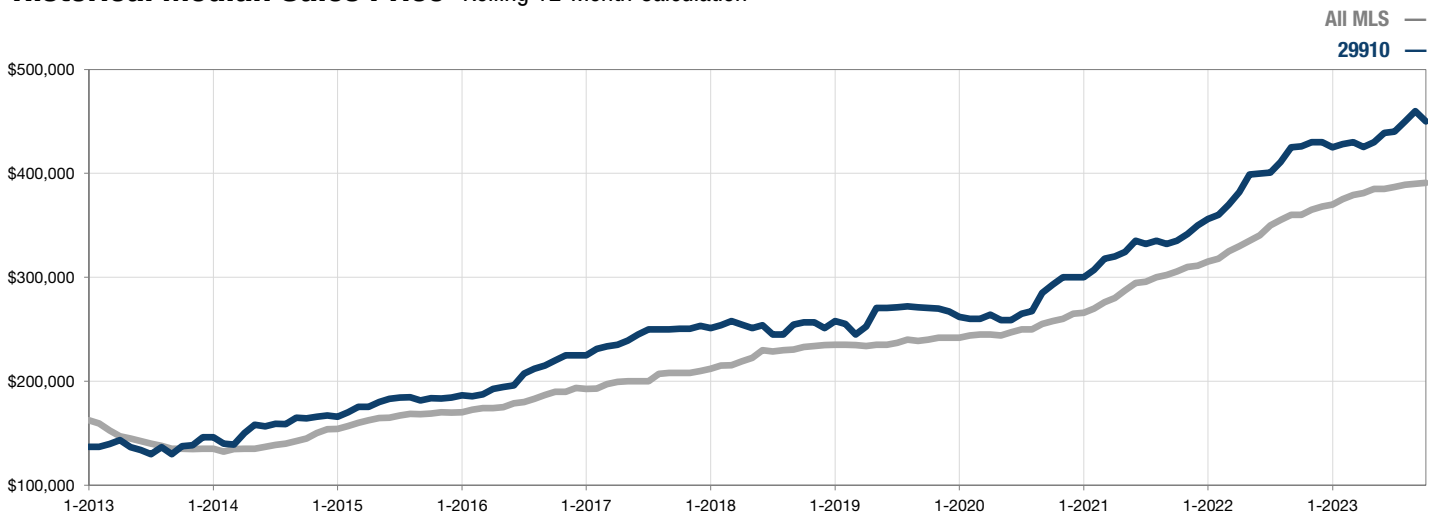
Key Metrics	October			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	25	21	- 16.0%	285	262	- 8.1%
Closed Sales	33	15	- 54.5%	249	217	- 12.9%
Median Sales Price*	\$499,900	\$415,000	- 17.0%	\$425,400	\$449,900	+ 5.8%
Percent of List Price Received*	98.7%	100.4%	+ 1.7%	100.0%	98.5%	- 1.4%
Days on Market Until Sale	60	71	+ 18.7%	59	68	+ 16.2%
Inventory of Homes for Sale	35	50	+ 42.9%	--	--	--

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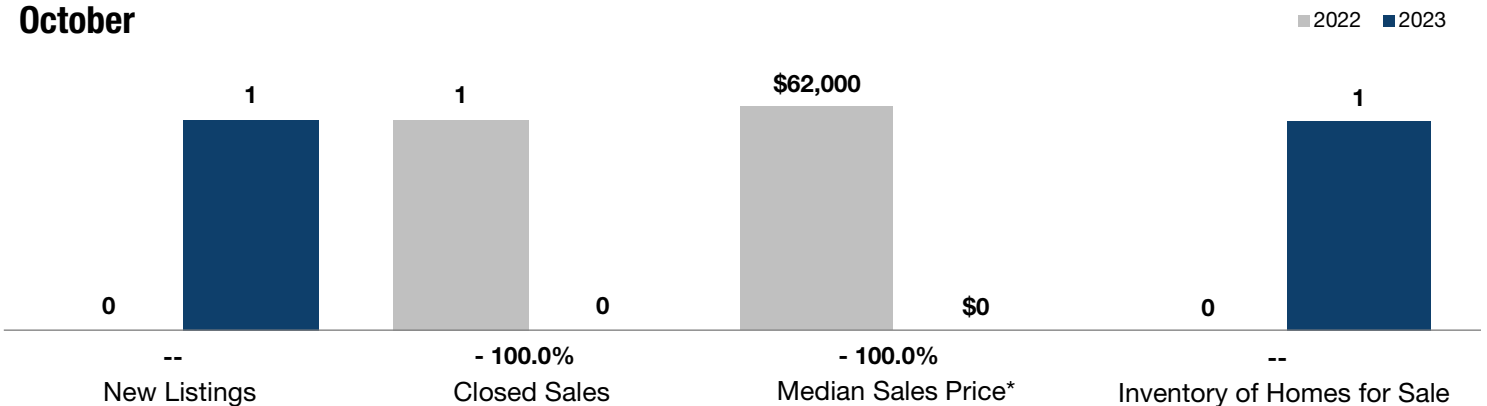
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Key Metrics	October			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	0	1	--	5	5	0.0%
Closed Sales	1	0	- 100.0%	6	3	- 50.0%
Median Sales Price*	\$62,000	\$0	- 100.0%	\$131,450	\$180,000	+ 36.9%
Percent of List Price Received*	89.9%	0.0%	- 100.0%	93.6%	97.1%	+ 3.8%
Days on Market Until Sale	52	0	- 100.0%	94	52	- 44.7%
Inventory of Homes for Sale	0	1	--	--	--	--

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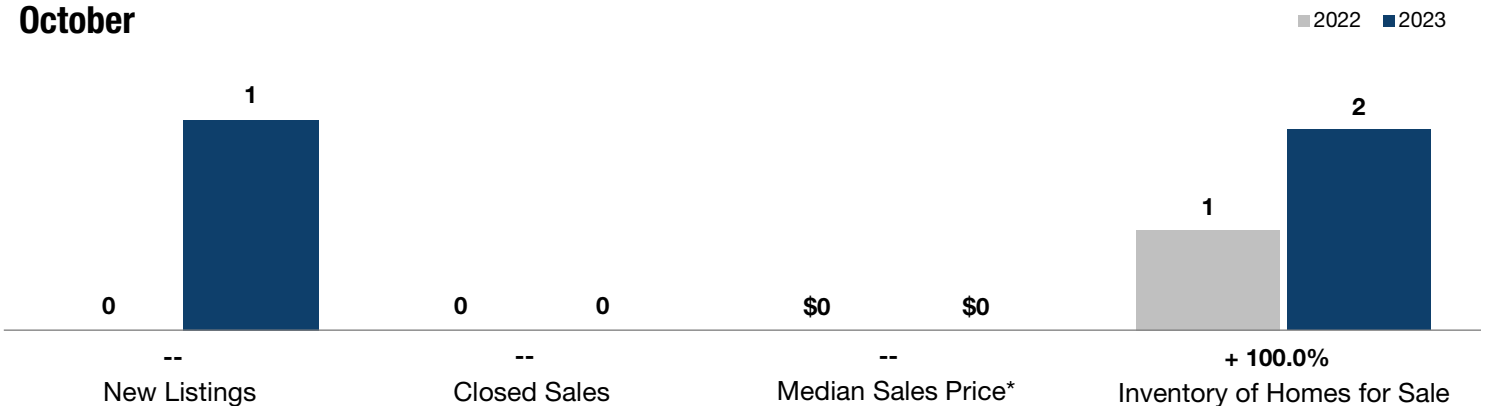
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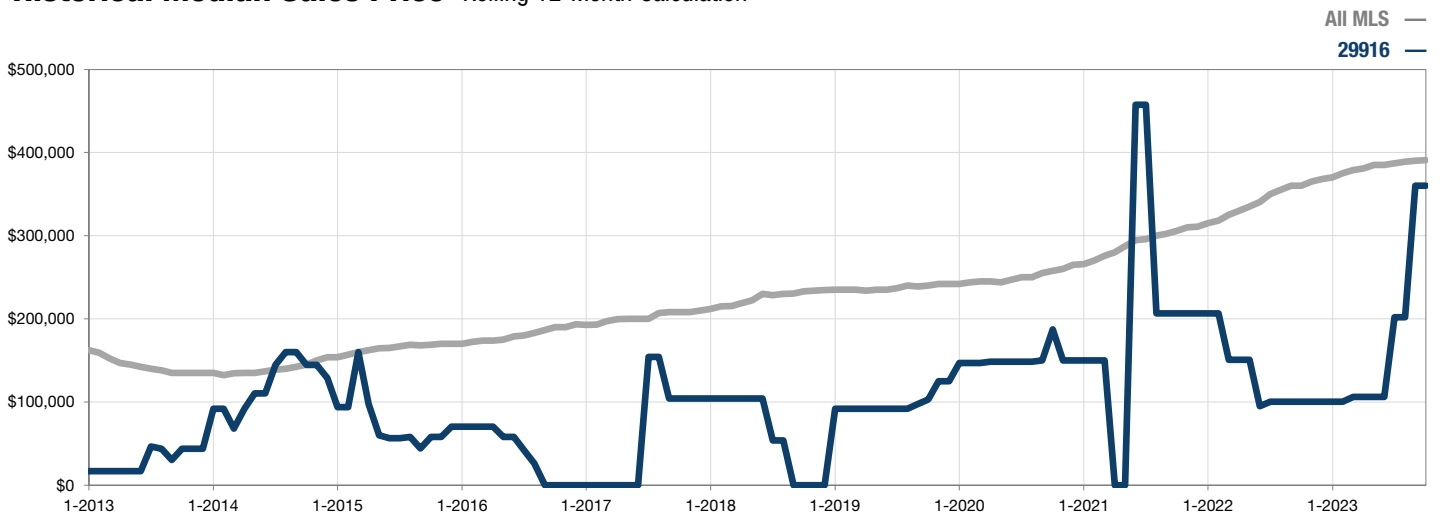
Key Metrics	October			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	0	1	--	4	3	- 25.0%
Closed Sales	0	0	--	4	1	- 75.0%
Median Sales Price*	\$0	\$0	--	\$100,500	\$360,000	+ 258.2%
Percent of List Price Received*	0.0%	0.0%	--	88.4%	102.9%	+ 16.4%
Days on Market Until Sale	0	0	--	148	44	- 70.3%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--

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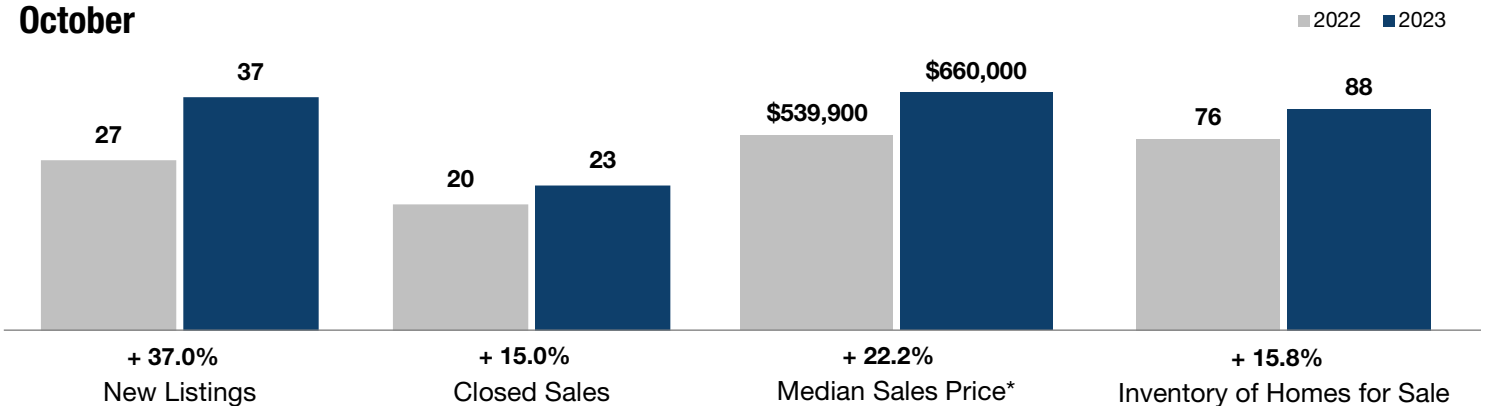
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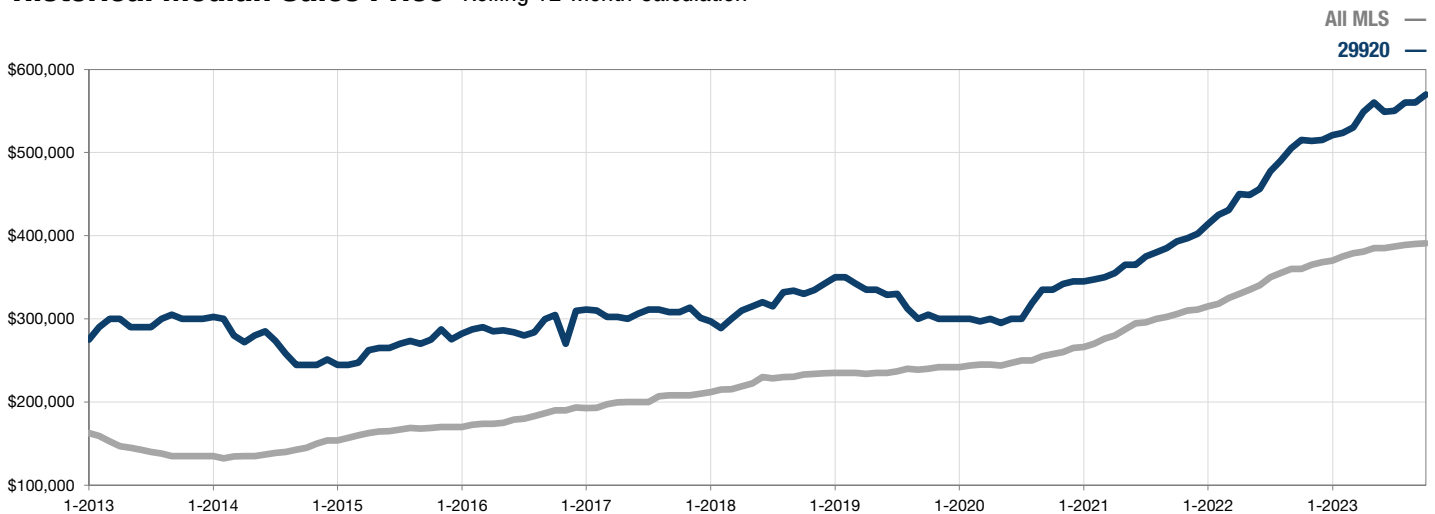
Key Metrics	October			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	27	37	+ 37.0%	300	289	- 3.7%
Closed Sales	20	23	+ 15.0%	257	252	- 1.9%
Median Sales Price*	\$539,900	\$660,000	+ 22.2%	\$515,000	\$576,000	+ 11.8%
Percent of List Price Received*	96.4%	97.8%	+ 1.4%	97.5%	96.8%	- 0.7%
Days on Market Until Sale	95	107	+ 11.6%	87	99	+ 13.1%
Inventory of Homes for Sale	76	88	+ 15.8%	--	--	--

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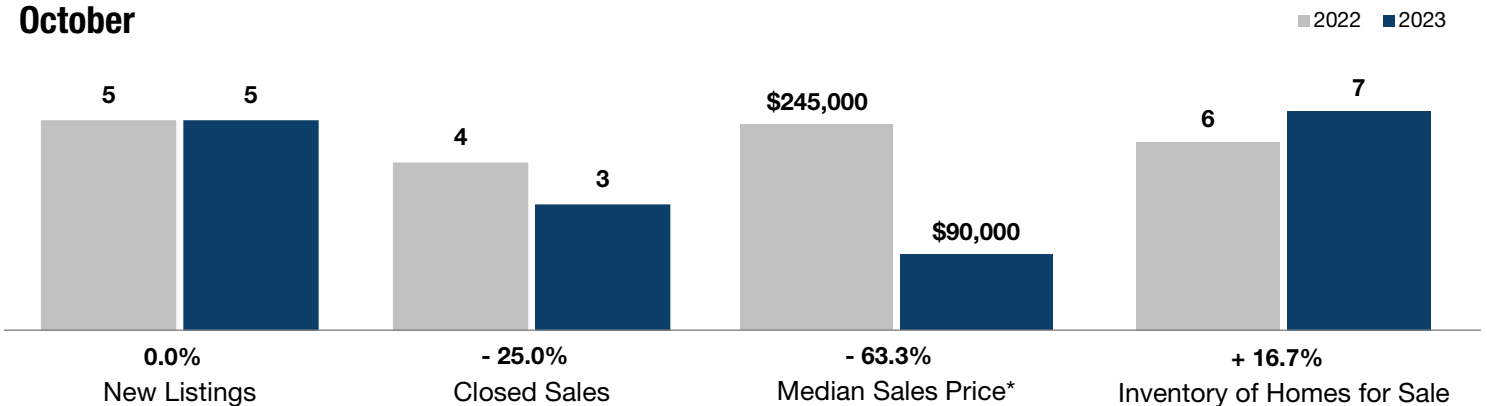
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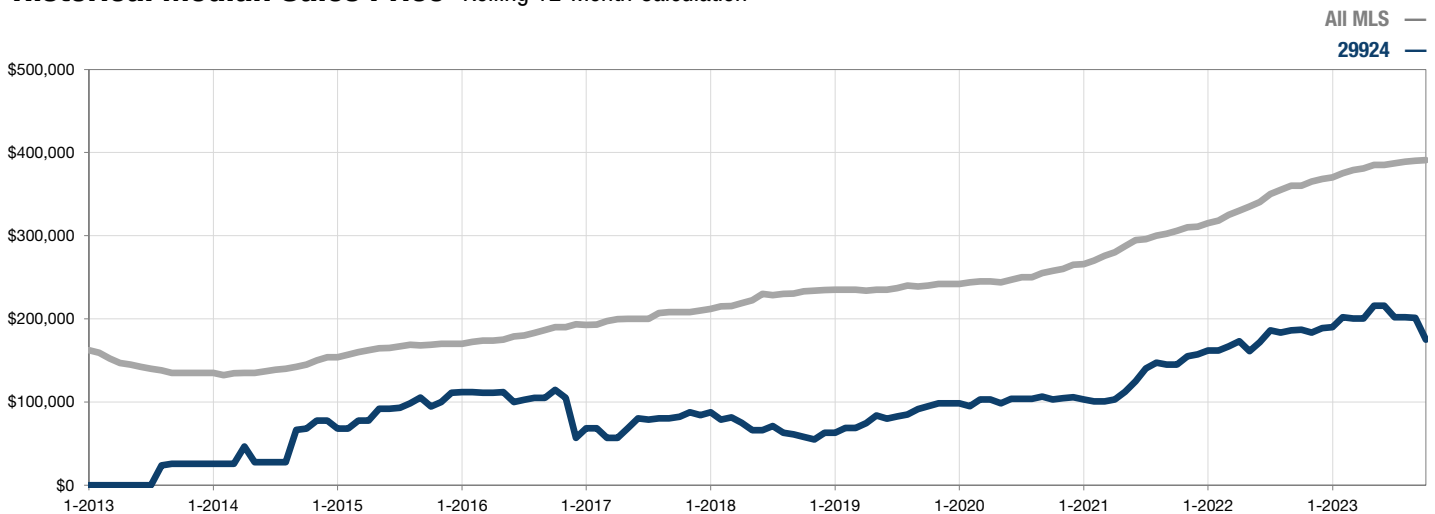
Key Metrics	October			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	5	5	0.0%	34	25	- 26.5%
Closed Sales	4	3	- 25.0%	35	24	- 31.4%
Median Sales Price*	\$245,000	\$90,000	- 63.3%	\$188,000	\$172,450	- 8.3%
Percent of List Price Received*	97.2%	84.0%	- 13.6%	96.3%	90.6%	- 5.9%
Days on Market Until Sale	59	128	+ 116.0%	92	103	+ 11.5%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--

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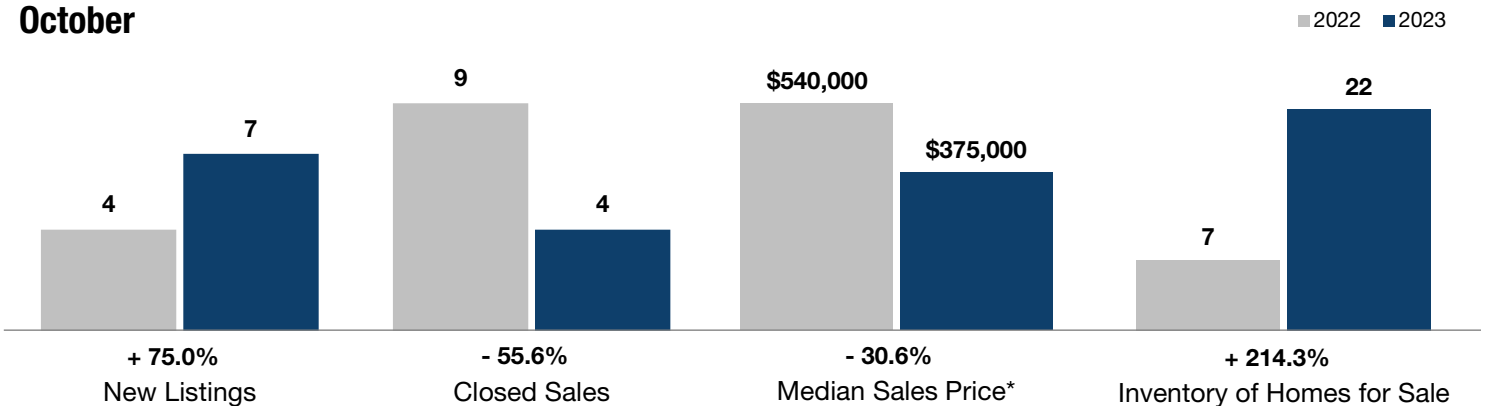
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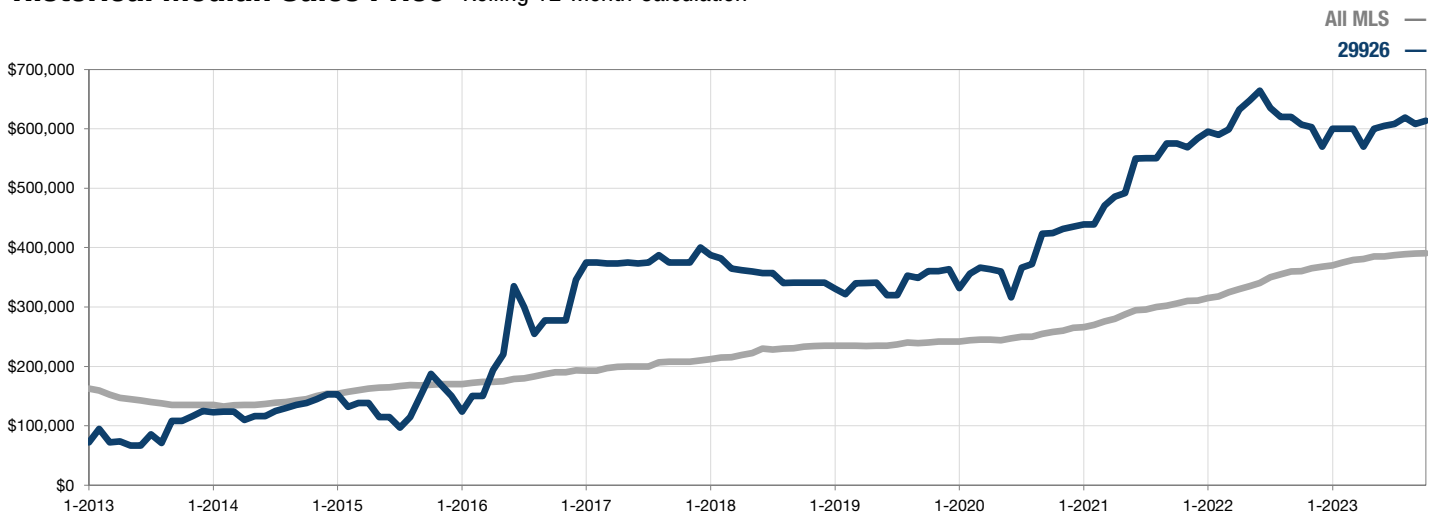
Key Metrics	October			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	4	7	+ 75.0%	60	74	+ 23.3%
Closed Sales	9	4	- 55.6%	59	55	- 6.8%
Median Sales Price*	\$540,000	\$375,000	- 30.6%	\$607,000	\$630,000	+ 3.8%
Percent of List Price Received*	96.0%	97.3%	+ 1.4%	99.5%	98.0%	- 1.5%
Days on Market Until Sale	82	49	- 40.0%	66	63	- 4.5%
Inventory of Homes for Sale	7	22	+ 214.3%	--	--	--

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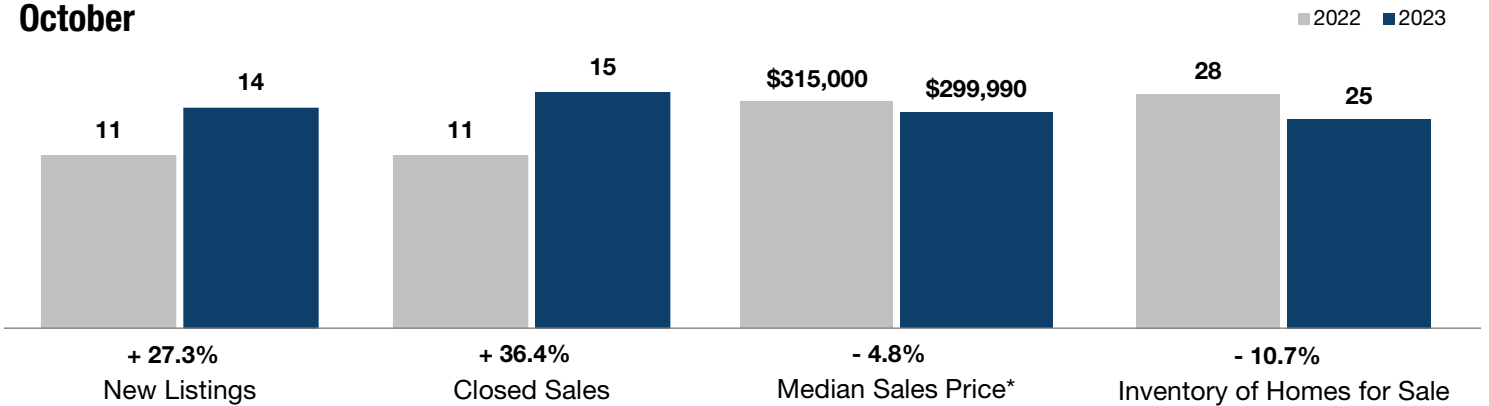
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Key Metrics	October			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	11	14	+ 27.3%	91	98	+ 7.7%
Closed Sales	11	15	+ 36.4%	46	89	+ 93.5%
Median Sales Price*	\$315,000	\$299,990	- 4.8%	\$359,778	\$360,000	+ 0.1%
Percent of List Price Received*	96.9%	100.0%	+ 3.2%	98.4%	99.7%	+ 1.3%
Days on Market Until Sale	136	108	- 20.9%	107	172	+ 61.5%
Inventory of Homes for Sale	28	25	- 10.7%	--	--	--

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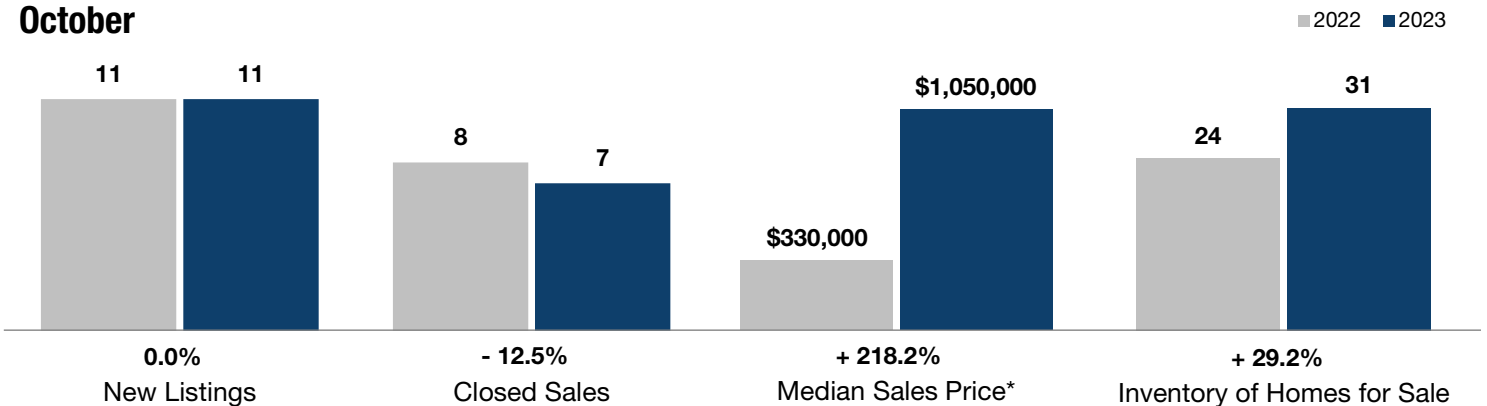
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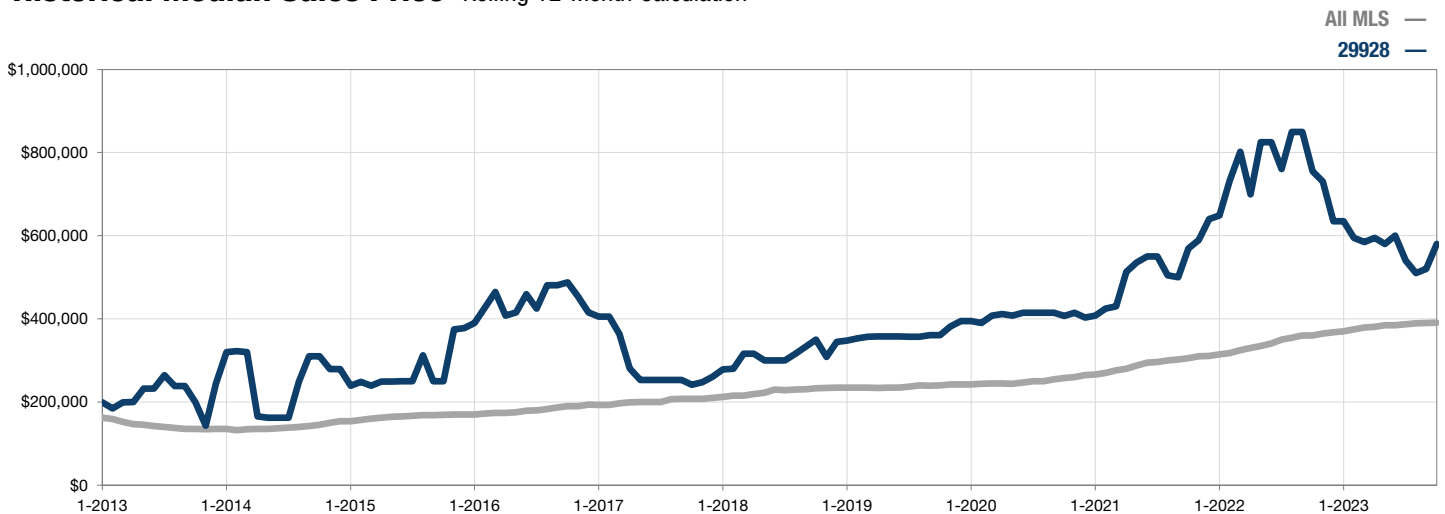
Key Metrics	October			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	11	11	0.0%	95	86	- 9.5%
Closed Sales	8	7	- 12.5%	65	66	+ 1.5%
Median Sales Price*	\$330,000	\$1,050,000	+ 218.2%	\$725,000	\$590,000	- 18.6%
Percent of List Price Received*	97.2%	96.9%	- 0.2%	99.5%	98.8%	- 0.6%
Days on Market Until Sale	83	84	+ 1.0%	63	86	+ 36.2%
Inventory of Homes for Sale	24	31	+ 29.2%	--	--	--

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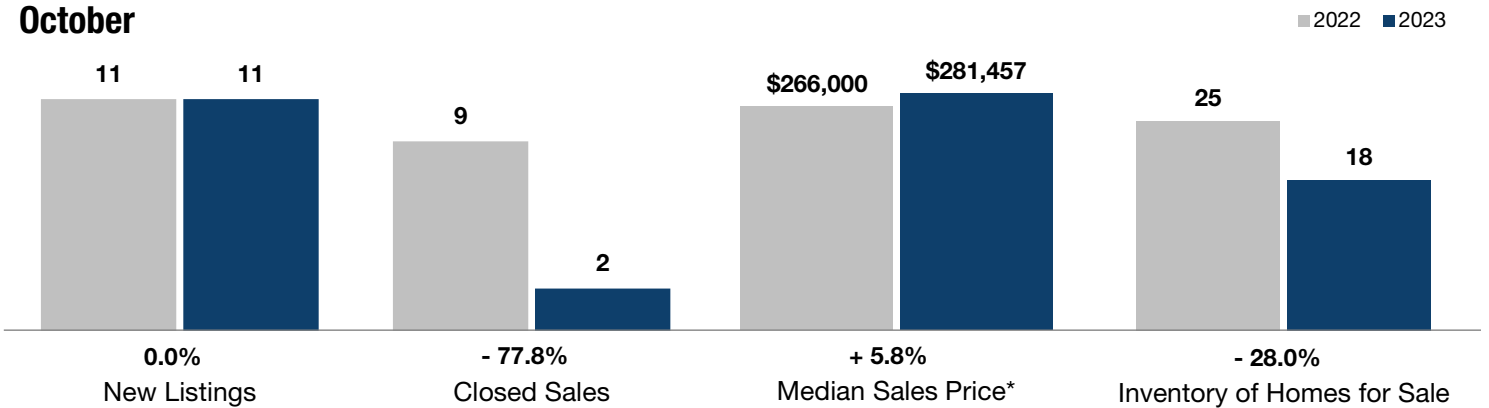
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Key Metrics	October			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	11	11	0.0%	105	80	- 23.8%
Closed Sales	9	2	- 77.8%	74	75	+ 1.4%
Median Sales Price*	\$266,000	\$281,457	+ 5.8%	\$299,000	\$365,000	+ 22.1%
Percent of List Price Received*	102.2%	100.0%	- 2.1%	98.9%	99.4%	+ 0.5%
Days on Market Until Sale	54	308	+ 469.4%	59	121	+ 104.3%
Inventory of Homes for Sale	25	18	- 28.0%	--	--	--

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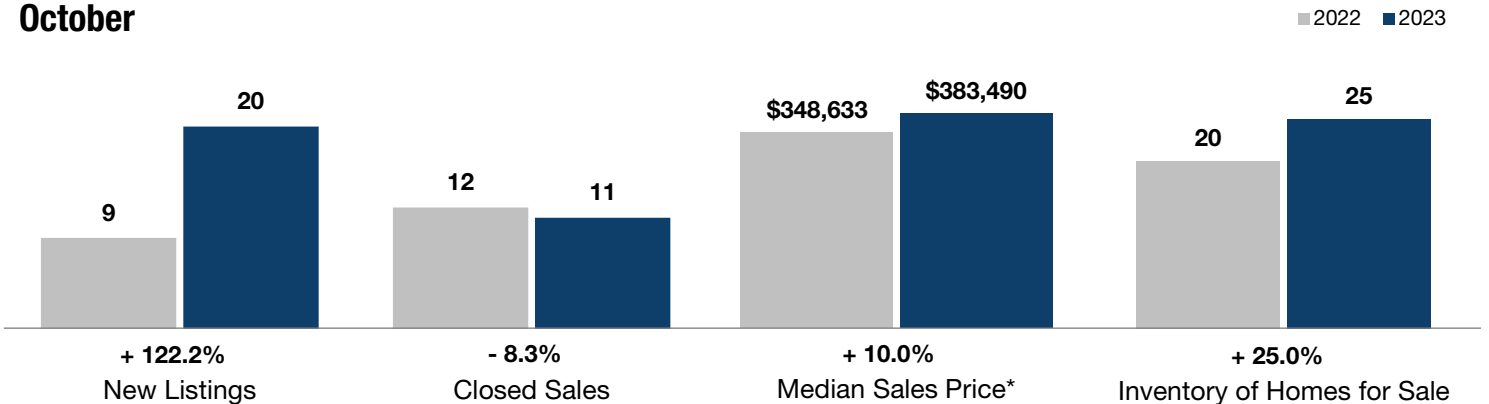
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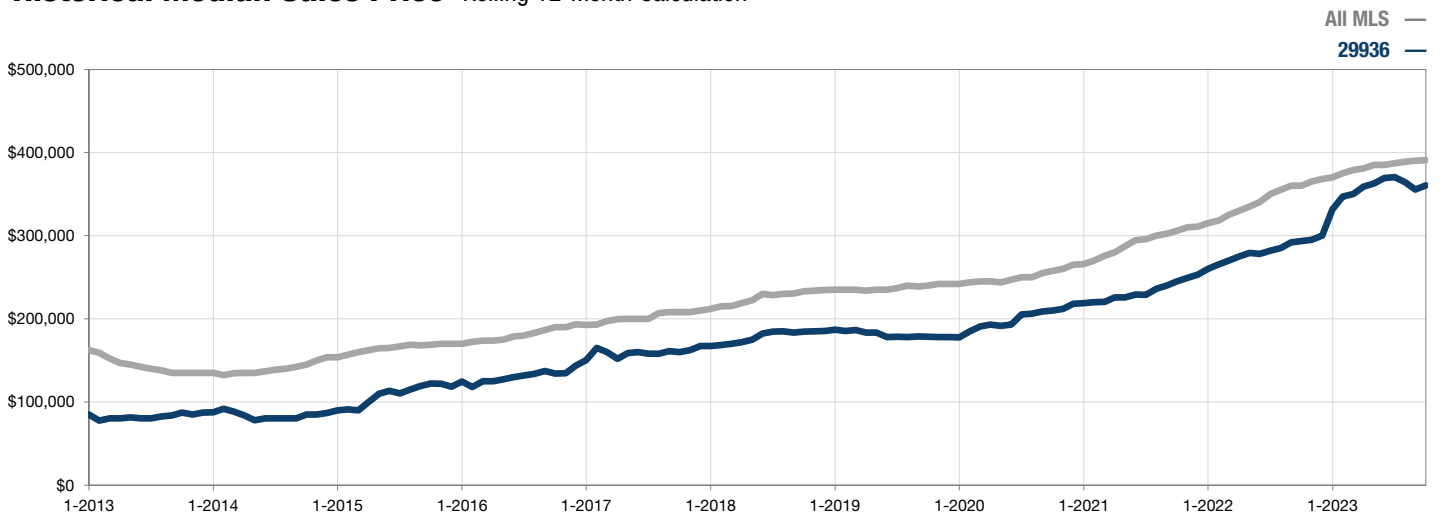
Key Metrics	October			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	9	20	+ 122.2%	131	184	+ 40.5%
Closed Sales	12	11	- 8.3%	128	210	+ 64.1%
Median Sales Price*	\$348,633	\$383,490	+ 10.0%	\$295,198	\$361,490	+ 22.5%
Percent of List Price Received*	97.5%	100.2%	+ 2.8%	99.2%	99.1%	- 0.2%
Days on Market Until Sale	74	119	+ 60.0%	102	121	+ 18.1%
Inventory of Homes for Sale	20	25	+ 25.0%	--	--	--

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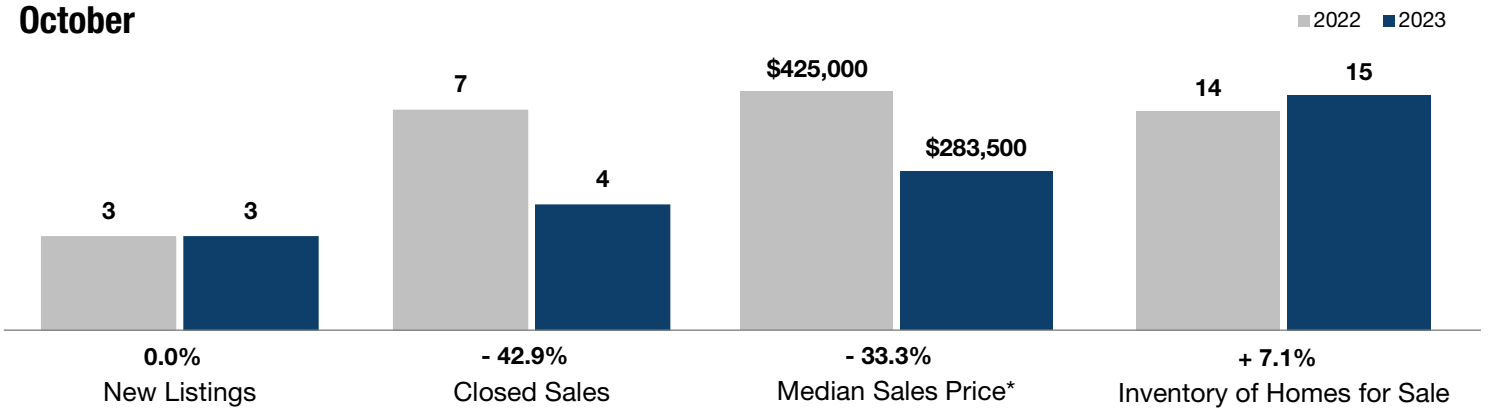
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Key Metrics	October			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	3	3	0.0%	45	48	+ 6.7%
Closed Sales	7	4	- 42.9%	24	45	+ 87.5%
Median Sales Price*	\$425,000	\$283,500	- 33.3%	\$367,716	\$391,019	+ 6.3%
Percent of List Price Received*	98.7%	101.2%	+ 2.5%	97.4%	97.6%	+ 0.2%
Days on Market Until Sale	130	81	- 37.3%	115	153	+ 33.7%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--

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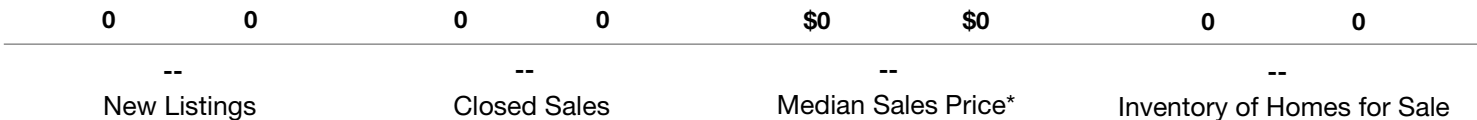
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Key Metrics	October			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market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

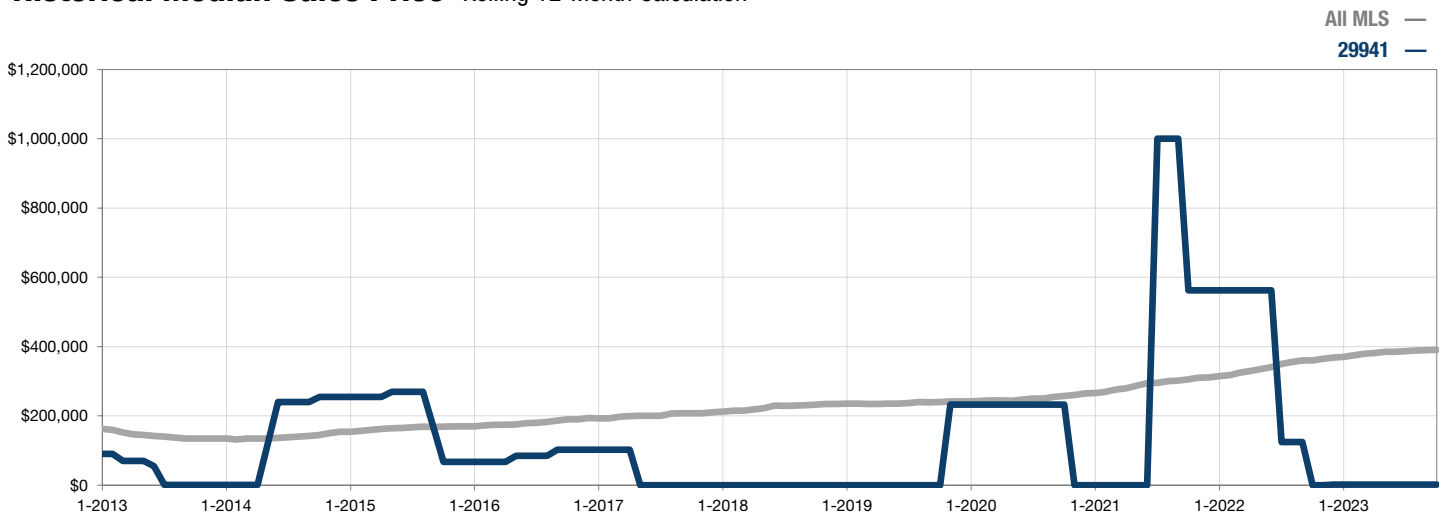
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Local Market Update – October 2023

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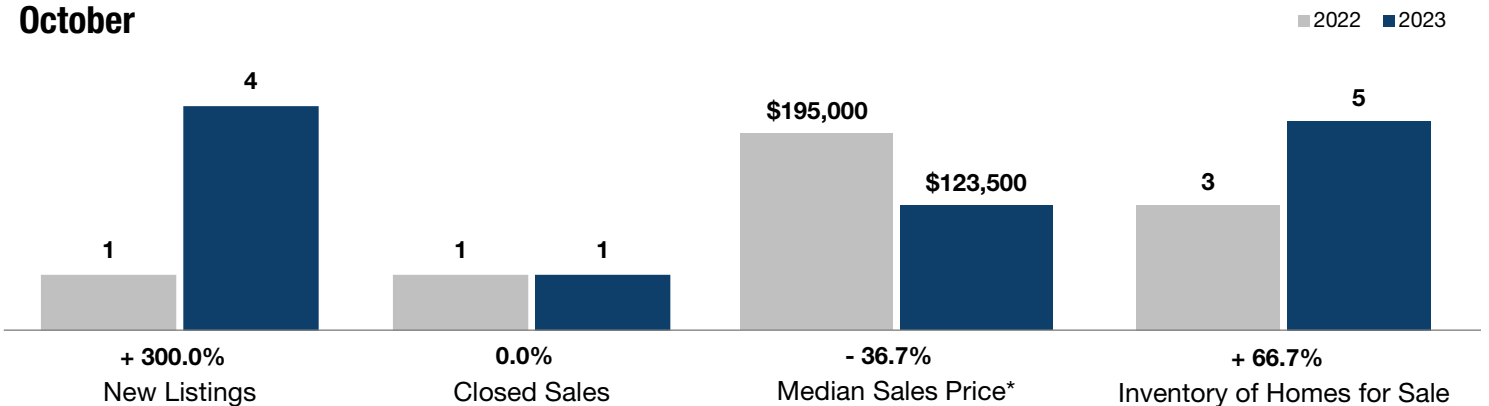
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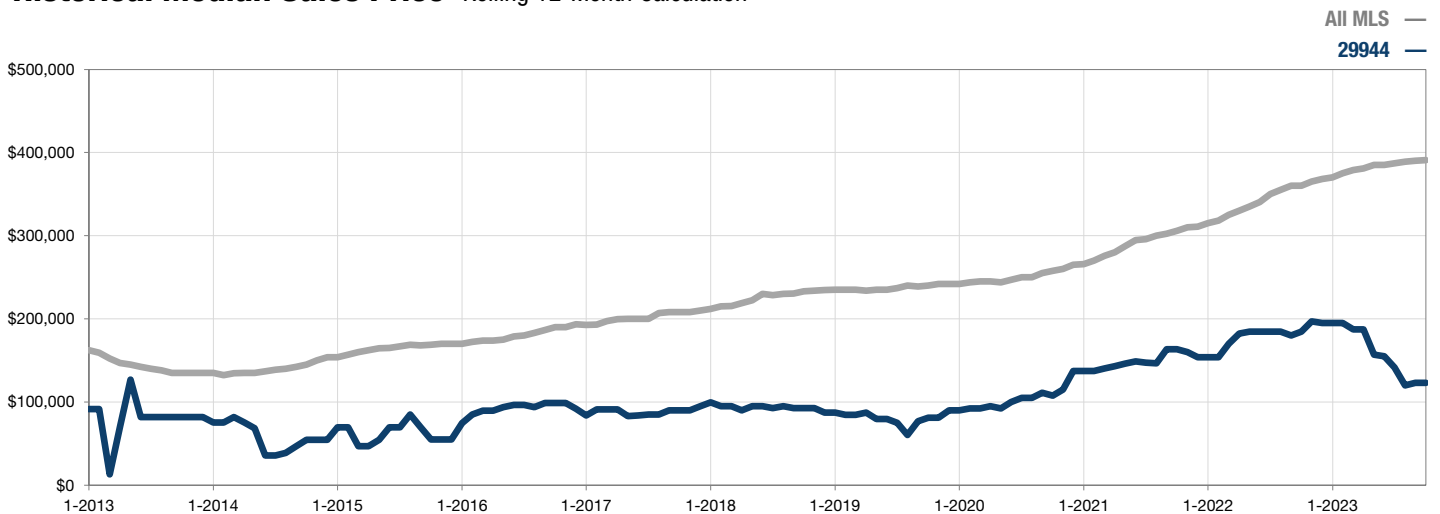
Key Metrics	October			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	1	4	+ 300.0%	27	19	- 29.6%
Closed Sales	1	1	0.0%	25	9	- 64.0%
Median Sales Price*	\$195,000	\$123,500	- 36.7%	\$197,000	\$123,000	- 37.6%
Percent of List Price Received*	97.5%	103.0%	+ 5.6%	96.1%	93.5%	- 2.7%
Days on Market Until Sale	109	297	+ 172.5%	88	95	+ 8.6%
Inventory of Homes for Sale	3	5	+ 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



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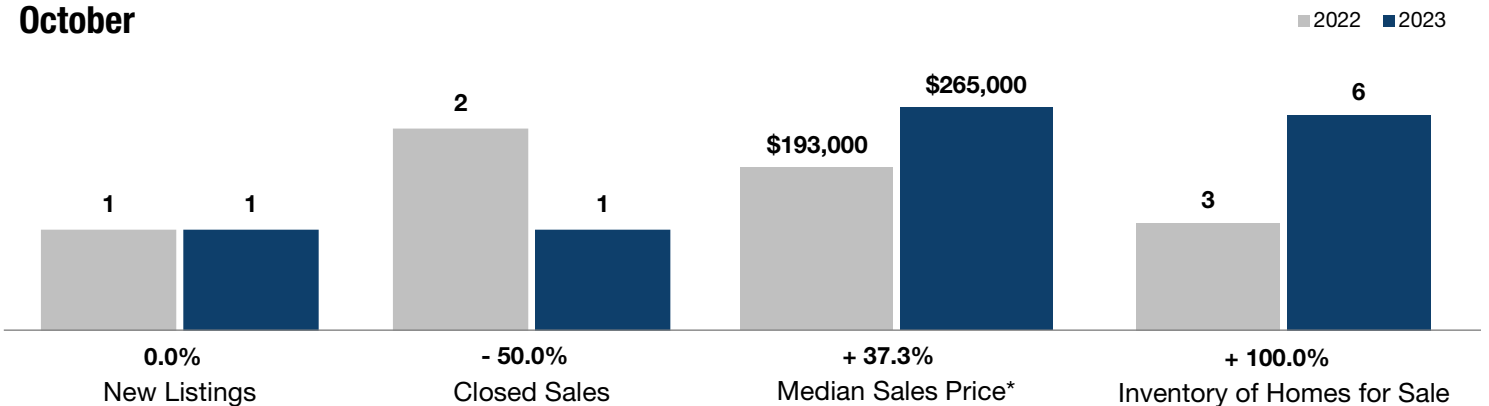
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Key Metrics	October			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	1	1	0.0%	13	21	+ 61.5%
Closed Sales	2	1	- 50.0%	14	14	0.0%
Median Sales Price*	\$193,000	\$265,000	+ 37.3%	\$227,950	\$255,500	+ 12.1%
Percent of List Price Received*	95.4%	101.9%	+ 6.8%	100.1%	95.8%	- 4.4%
Days on Market Until Sale	74	41	- 44.6%	66	80	+ 21.4%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--

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October



Historical Median Sales Price Rolling 12-Month Calculation

