

# Local Market Update – December 2023

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



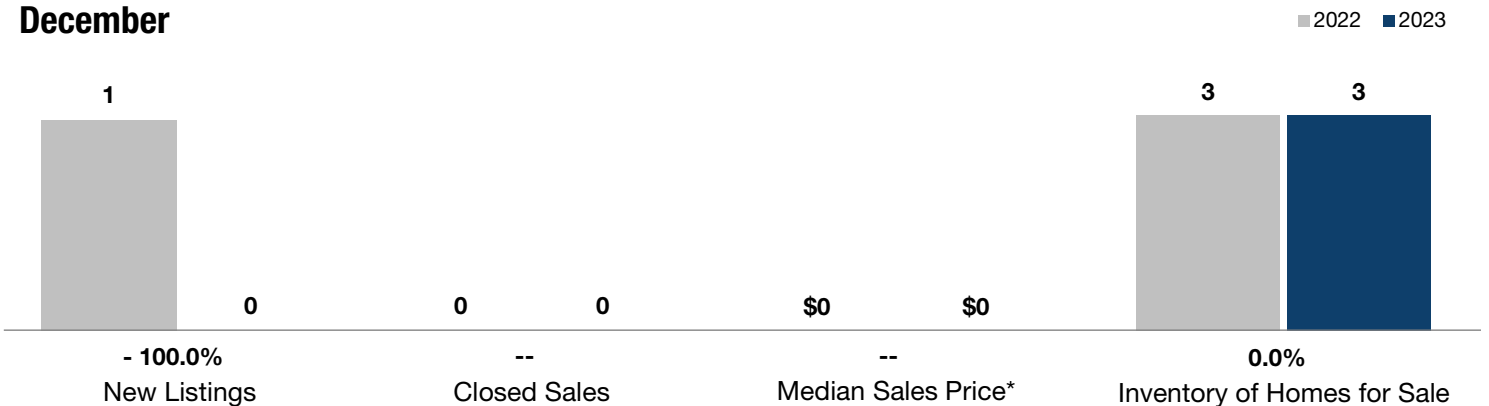
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COUNTY REALTORS®

# 29488

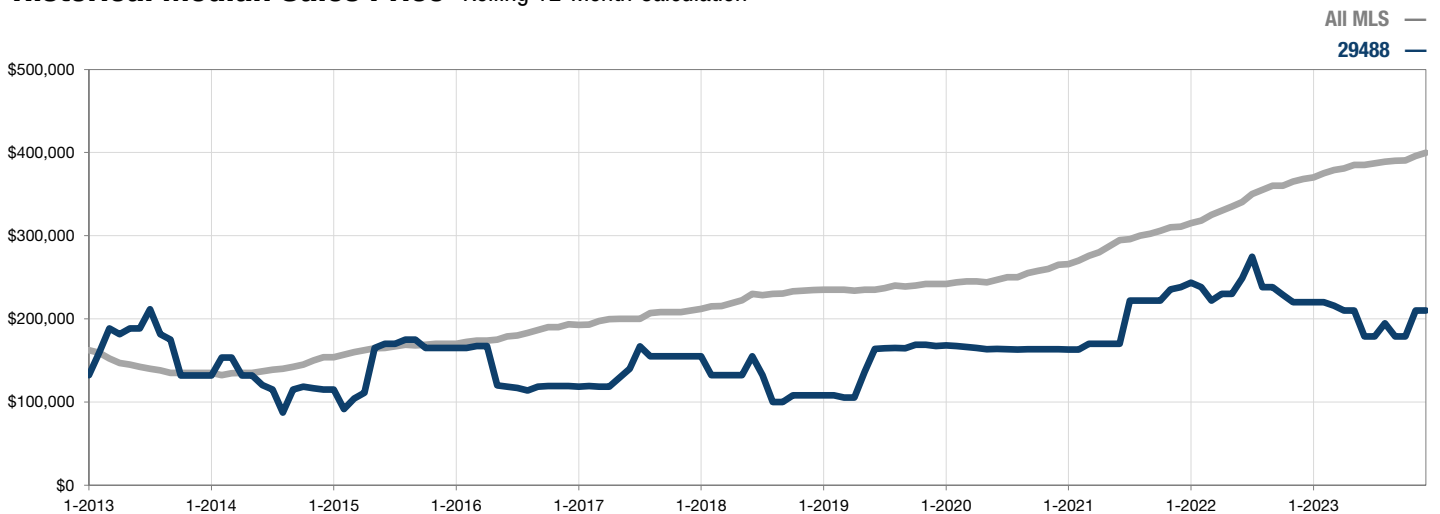
| Key Metrics                     | December |      |                | YTD       |           |                |
|---------------------------------|----------|------|----------------|-----------|-----------|----------------|
|                                 | 2022     | 2023 | Percent Change | 2022      | 2023      | Percent Change |
| New Listings                    | 1        | 0    | - 100.0%       | 12        | 12        | 0.0%           |
| Closed Sales                    | 0        | 0    | --             | 10        | 11        | + 10.0%        |
| Median Sales Price*             | \$0      | \$0  | --             | \$220,000 | \$210,000 | - 4.5%         |
| Percent of List Price Received* | 0.0%     | 0.0% | --             | 100.5%    | 94.8%     | - 5.6%         |
| Days on Market Until Sale       | 0        | 0    | --             | 41        | 102       | + 149.0%       |
| 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.

## December



## Historical Median Sales Price Rolling 12-Month Calculation



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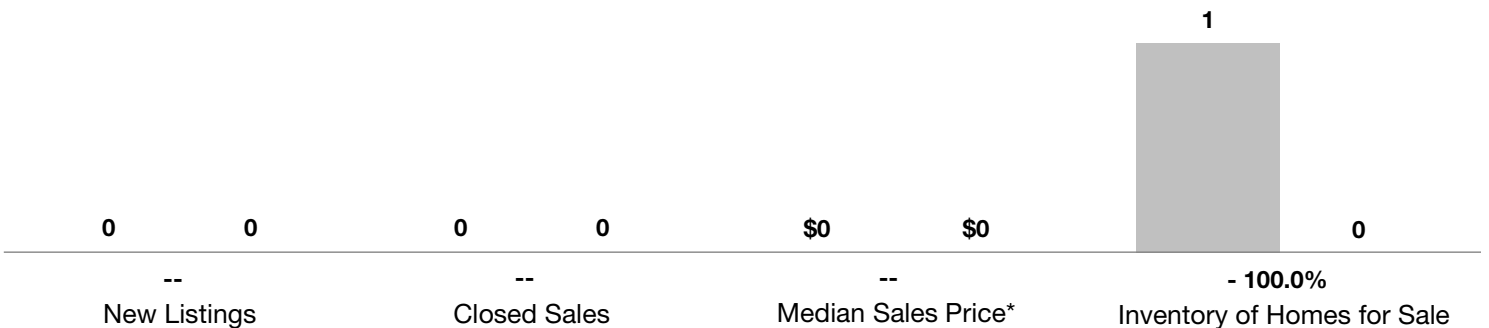
## 29827

| Key Metrics                     | December |      |                | YTD      |          |                |
|---------------------------------|----------|------|----------------|----------|----------|----------------|
|                                 | 2022     | 2023 | Percent Change | 2022     | 2023     | Percent Change |
| New Listings                    | 0        | 0    | --             | 7        | 3        | - 57.1%        |
| Closed Sales                    | 0        | 0    | --             | 6        | 3        | - 50.0%        |
| Median Sales Price*             | \$0      | \$0  | --             | \$32,000 | \$65,000 | + 103.1%       |
| Percent of List Price Received* | 0.0%     | 0.0% | --             | 105.4%   | 87.5%    | - 17.0%        |
| Days on Market Until Sale       | 0        | 0    | --             | 70       | 67       | - 4.3%         |
| Inventory of Homes for Sale     | 1        | 0    | - 100.0%       | --       | --       | --             |

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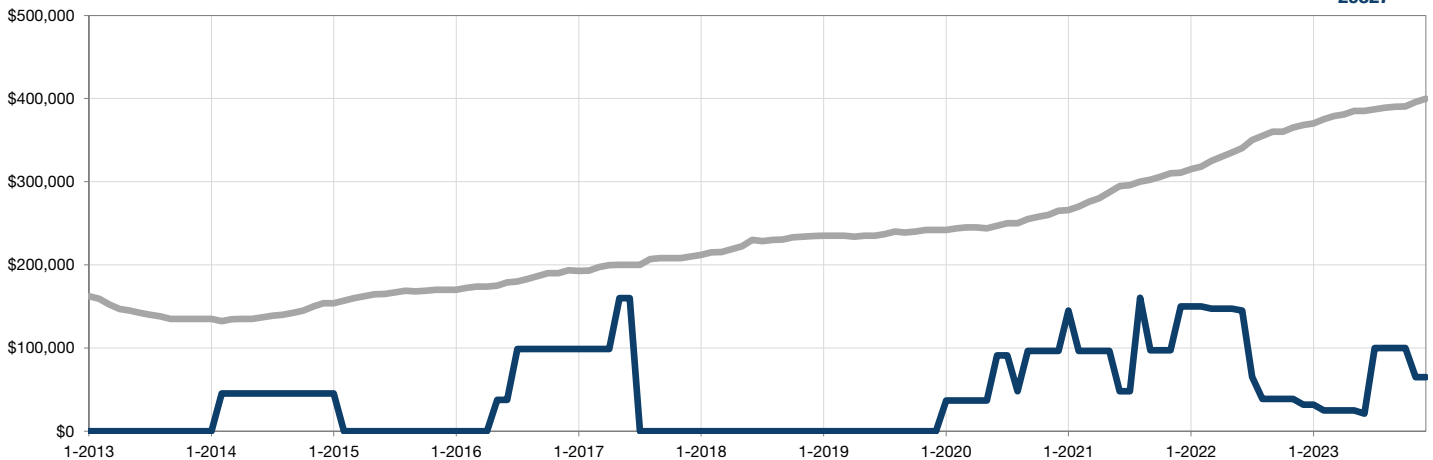
### December

■ 2022 ■ 2023



### Historical Median Sales Price Rolling 12-Month Calculation

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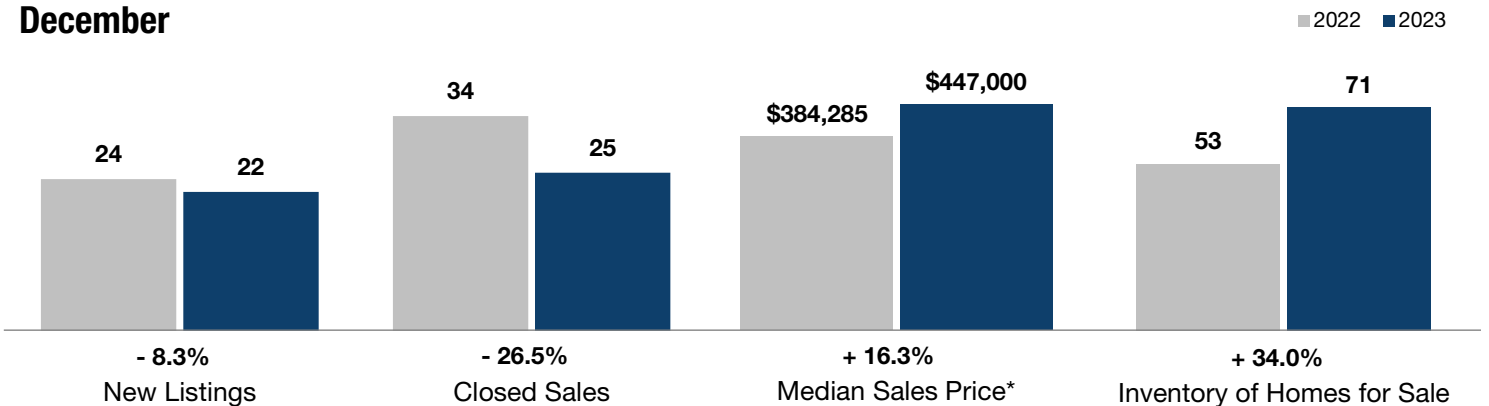
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## 29902

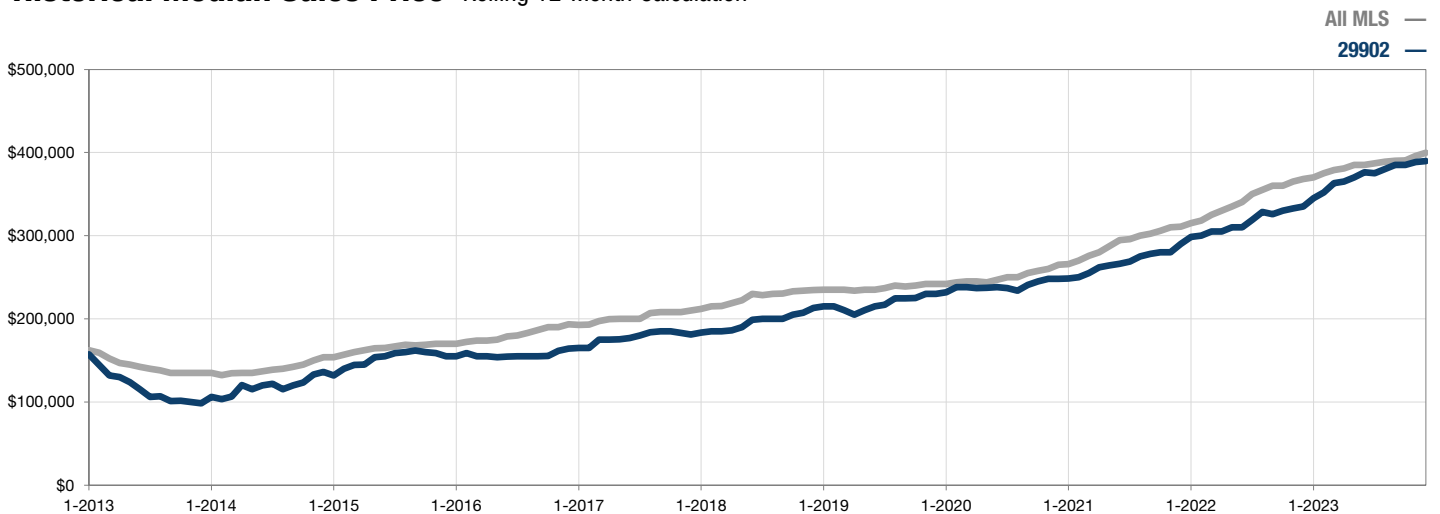
| Key Metrics                     | December  |                  |                | YTD       |                  |                |
|---------------------------------|-----------|------------------|----------------|-----------|------------------|----------------|
|                                 | 2022      | 2023             | Percent Change | 2022      | 2023             | Percent Change |
| New Listings                    | 24        | 22               | - 8.3%         | 471       | 477              | + 1.3%         |
| Closed Sales                    | 34        | 25               | - 26.5%        | 441       | 427              | - 3.2%         |
| Median Sales Price*             | \$384,285 | <b>\$447,000</b> | + 16.3%        | \$335,000 | <b>\$390,000</b> | + 16.4%        |
| Percent of List Price Received* | 98.7%     | <b>97.6%</b>     | - 1.1%         | 99.0%     | <b>98.4%</b>     | - 0.7%         |
| Days on Market Until Sale       | 93        | <b>81</b>        | - 12.8%        | 64        | <b>74</b>        | + 15.3%        |
| Inventory of Homes for Sale     | 53        | <b>71</b>        | + 34.0%        | --        | --               | --             |

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### December



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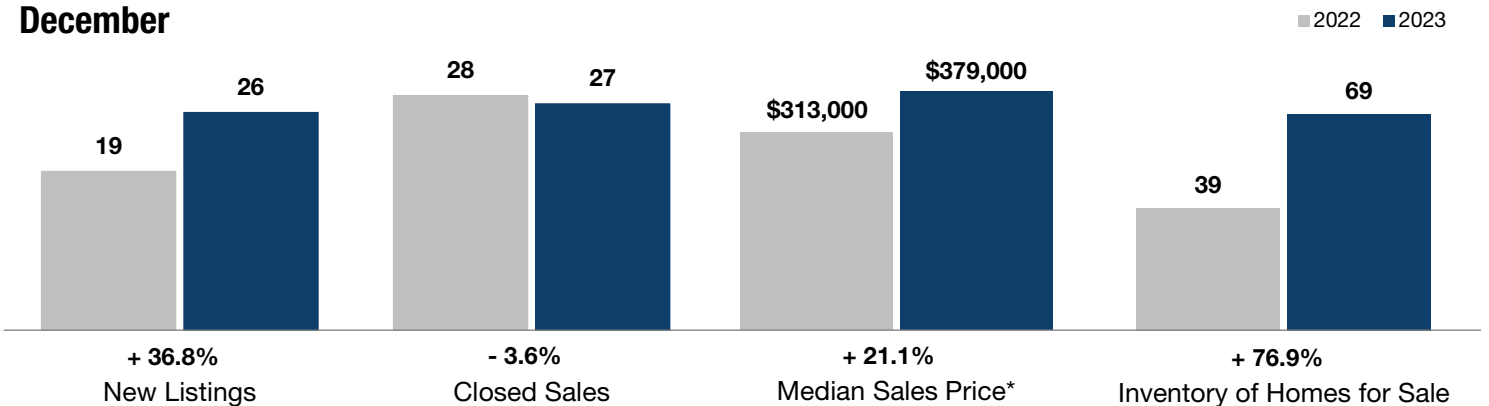
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## 29906

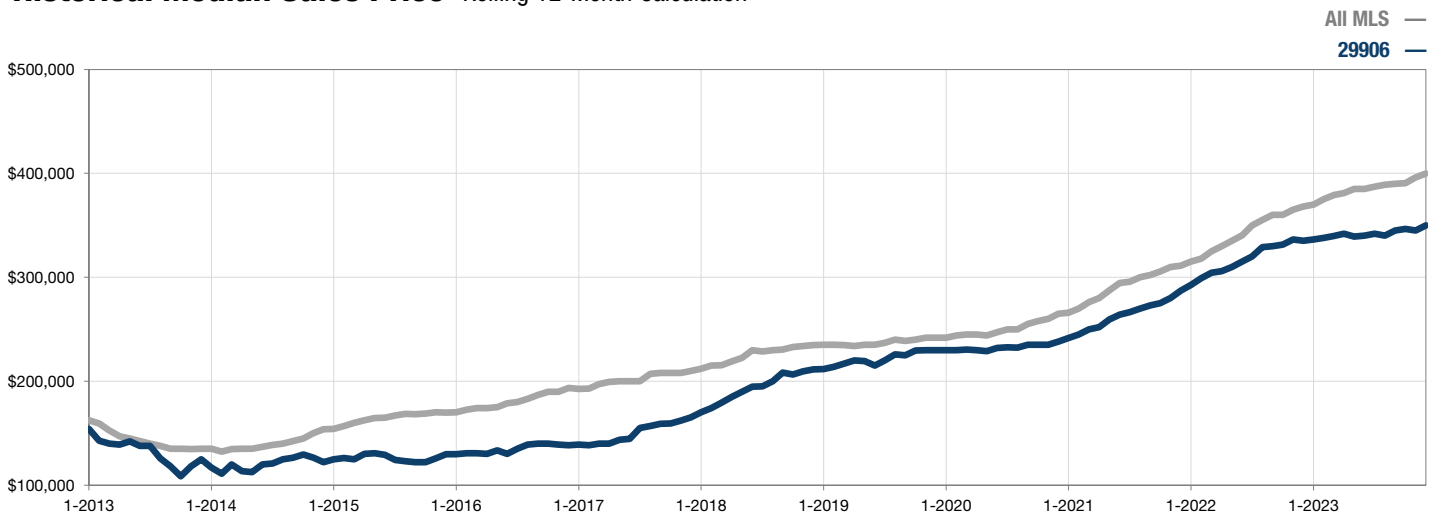
| Key Metrics                     | December  |                  |                | YTD       |                  |                |
|---------------------------------|-----------|------------------|----------------|-----------|------------------|----------------|
|                                 | 2022      | 2023             | Percent Change | 2022      | 2023             | Percent Change |
| New Listings                    | 19        | 26               | + 36.8%        | 489       | 433              | - 11.5%        |
| Closed Sales                    | 28        | 27               | - 3.6%         | 522       | 396              | - 24.1%        |
| Median Sales Price*             | \$313,000 | <b>\$379,000</b> | + 21.1%        | \$335,000 | <b>\$350,000</b> | + 4.5%         |
| Percent of List Price Received* | 98.4%     | <b>98.8%</b>     | + 0.5%         | 99.7%     | <b>98.7%</b>     | - 1.1%         |
| Days on Market Until Sale       | 67        | 85               | + 26.2%        | 71        | 92               | + 29.4%        |
| Inventory of Homes for Sale     | 39        | 69               | + 76.9%        | --        | --               | --             |

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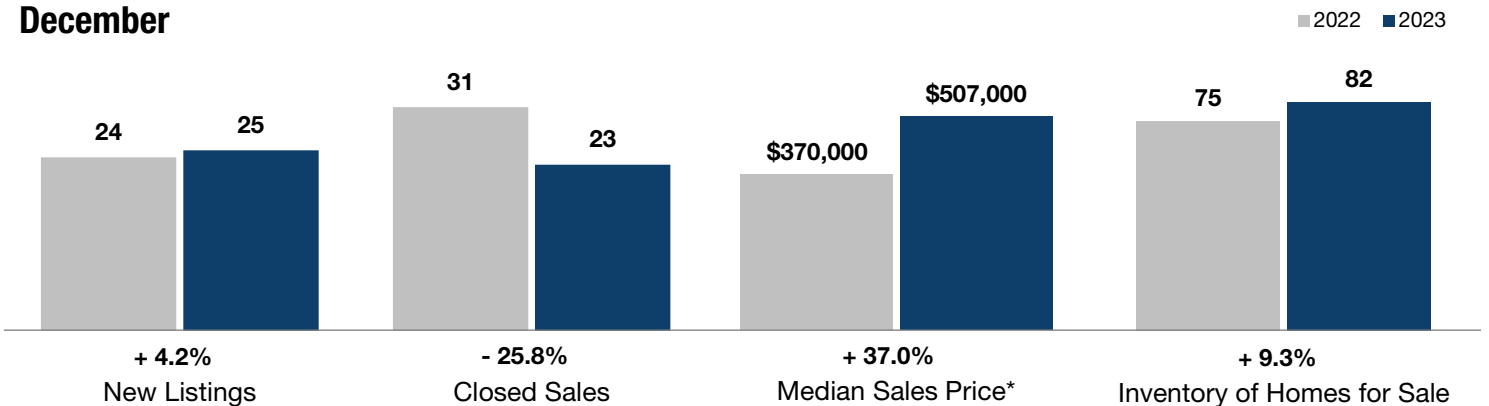
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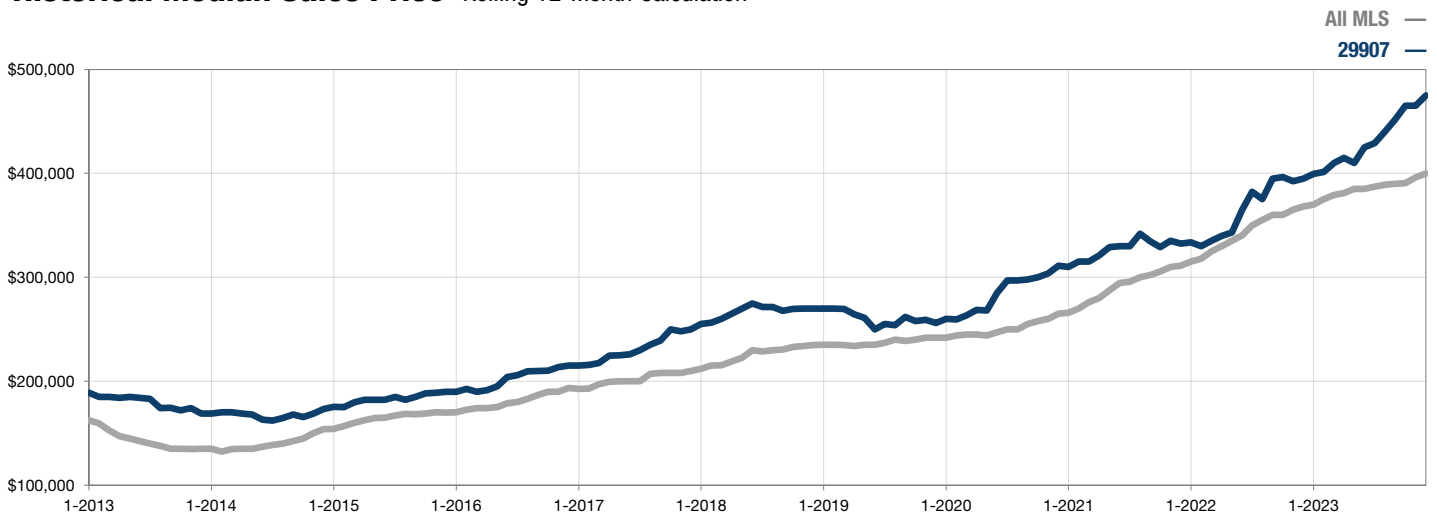
| Key Metrics                     | December  |           |                | YTD       |           |                |
|---------------------------------|-----------|-----------|----------------|-----------|-----------|----------------|
|                                 | 2022      | 2023      | Percent Change | 2022      | 2023      | Percent Change |
| New Listings                    | 24        | 25        | + 4.2%         | 473       | 392       | - 17.1%        |
| Closed Sales                    | 31        | 23        | - 25.8%        | 472       | 361       | - 23.5%        |
| Median Sales Price*             | \$370,000 | \$507,000 | + 37.0%        | \$395,000 | \$475,000 | + 20.3%        |
| Percent of List Price Received* | 98.3%     | 98.8%     | + 0.5%         | 99.9%     | 98.7%     | - 1.2%         |
| Days on Market Until Sale       | 121       | 129       | + 6.6%         | 90        | 101       | + 12.1%        |
| Inventory of Homes for Sale     | 75        | 82        | + 9.3%         | --        | --        | --             |

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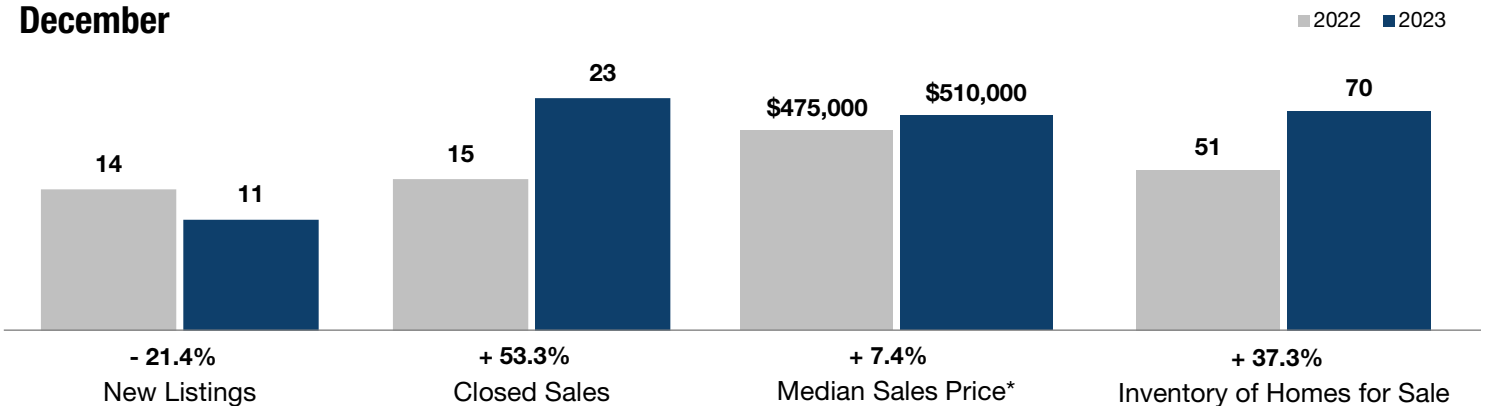
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## 29909

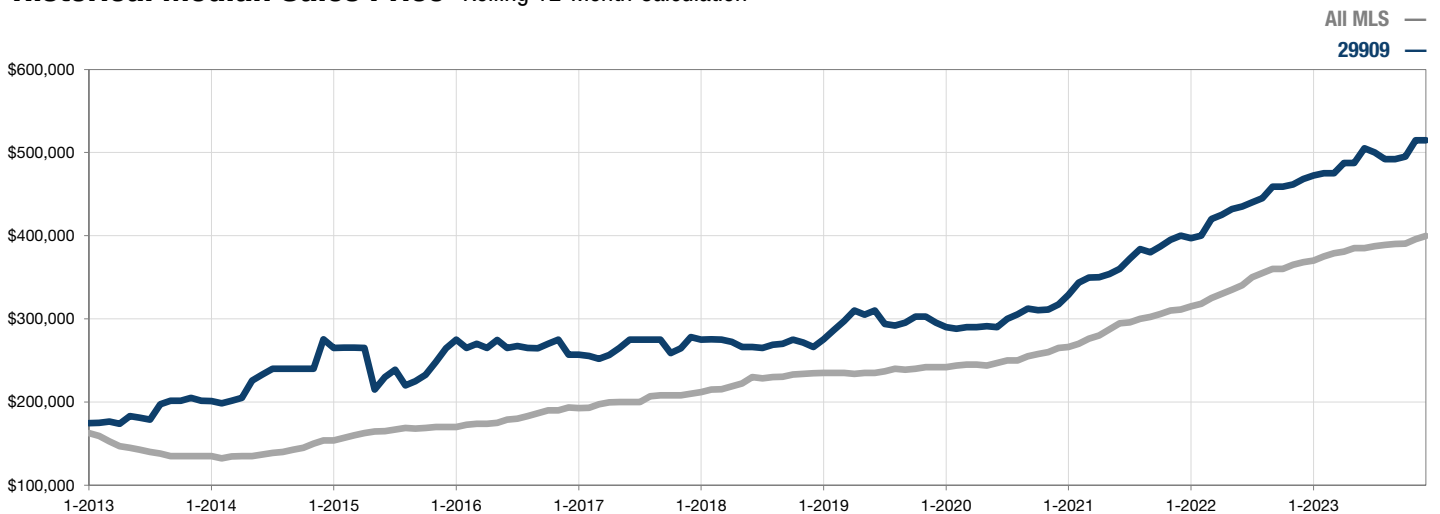
| Key Metrics                     | December  |           |                | YTD       |           |                |
|---------------------------------|-----------|-----------|----------------|-----------|-----------|----------------|
|                                 | 2022      | 2023      | Percent Change | 2022      | 2023      | Percent Change |
| New Listings                    | 14        | 11        | - 21.4%        | 279       | 298       | + 6.8%         |
| Closed Sales                    | 15        | 23        | + 53.3%        | 230       | 268       | + 16.5%        |
| Median Sales Price*             | \$475,000 | \$510,000 | + 7.4%         | \$468,250 | \$515,000 | + 10.0%        |
| Percent of List Price Received* | 98.0%     | 98.8%     | + 0.7%         | 100.0%    | 97.8%     | - 2.2%         |
| Days on Market Until Sale       | 75        | 153       | + 105.3%       | 70        | 116       | + 65.5%        |
| Inventory of Homes for Sale     | 51        | 70        | + 37.3%        | --        | --        | --             |

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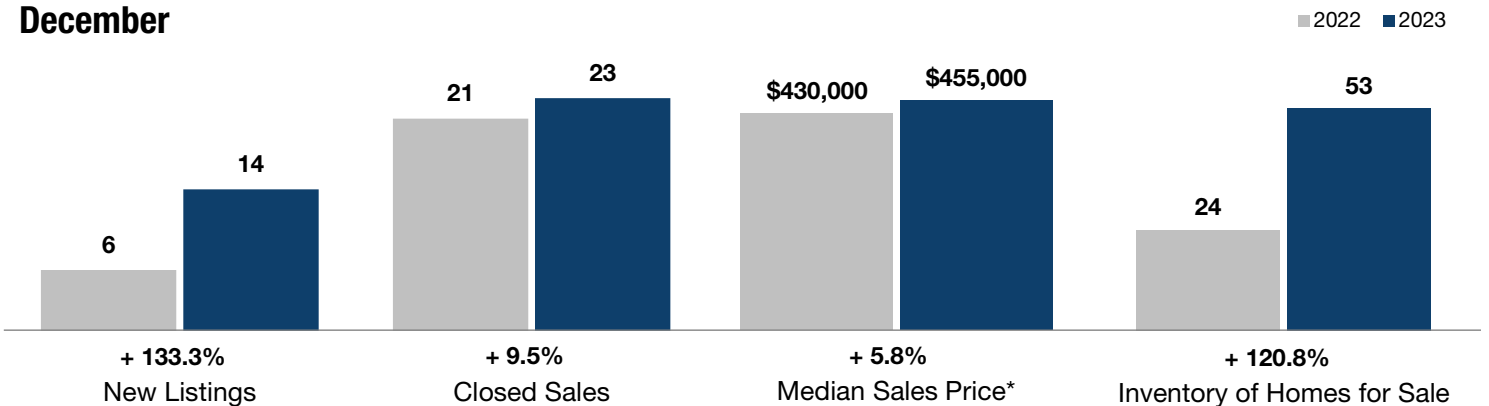
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## 29910

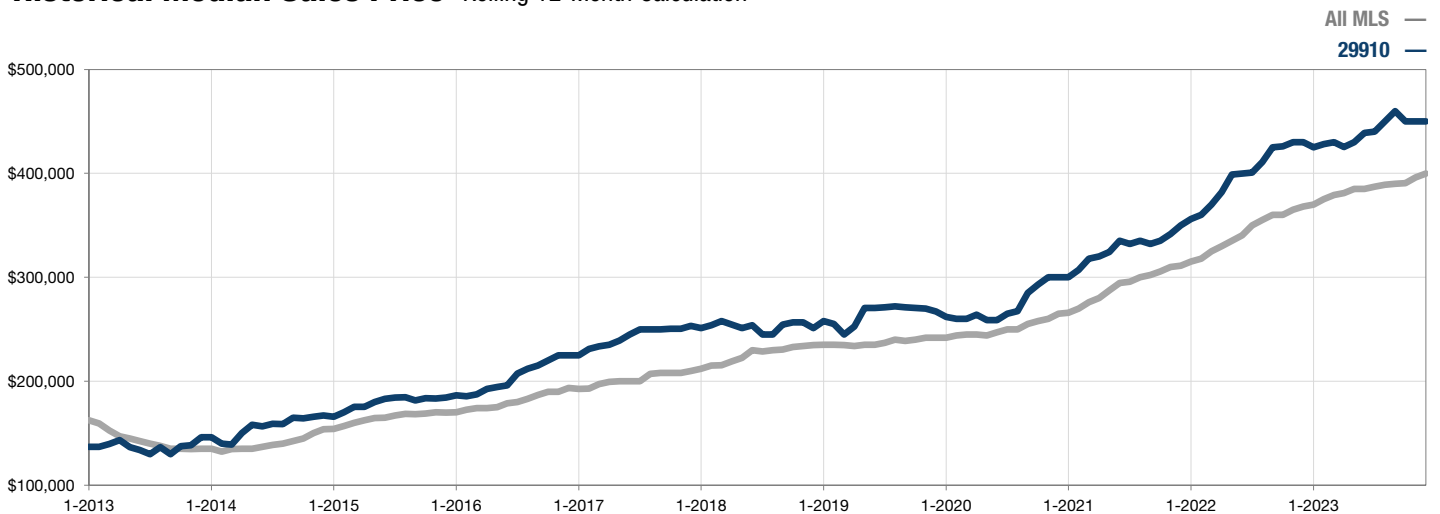
| Key Metrics                     | December  |           |                | YTD       |           |                |
|---------------------------------|-----------|-----------|----------------|-----------|-----------|----------------|
|                                 | 2022      | 2023      | Percent Change | 2022      | 2023      | Percent Change |
| New Listings                    | 6         | 14        | + 133.3%       | 318       | 294       | - 7.5%         |
| Closed Sales                    | 21        | 23        | + 9.5%         | 297       | 262       | - 11.8%        |
| Median Sales Price*             | \$430,000 | \$455,000 | + 5.8%         | \$430,000 | \$450,000 | + 4.7%         |
| Percent of List Price Received* | 97.9%     | 97.4%     | - 0.5%         | 99.6%     | 98.3%     | - 1.3%         |
| Days on Market Until Sale       | 63        | 97        | + 52.9%        | 60        | 72        | + 19.7%        |
| Inventory of Homes for Sale     | 24        | 53        | + 120.8%       | --        | --        | --             |

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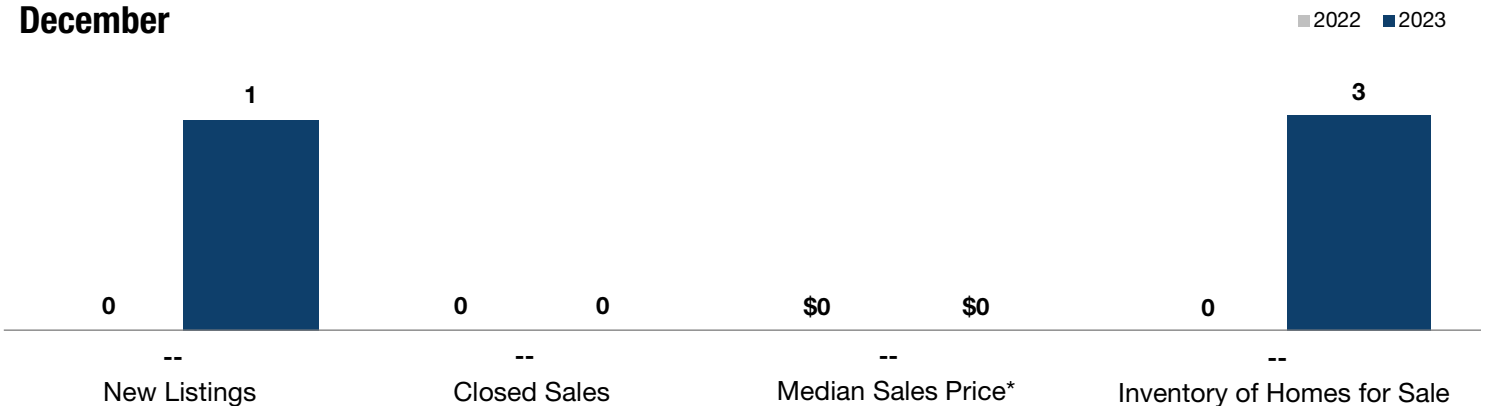
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## 29911

| Key Metrics                     | December |      |                | YTD       |           |                |
|---------------------------------|----------|------|----------------|-----------|-----------|----------------|
|                                 | 2022     | 2023 | Percent Change | 2022      | 2023      | Percent Change |
| New Listings                    | 0        | 1    | --             | 5         | 8         | + 60.0%        |
| Closed Sales                    | 0        | 0    | --             | 6         | 3         | - 50.0%        |
| Median Sales Price*             | \$0      | \$0  | --             | \$131,450 | \$180,000 | + 36.9%        |
| Percent of List Price Received* | 0.0%     | 0.0% | --             | 93.6%     | 97.1%     | + 3.8%         |
| Days on Market Until Sale       | 0        | 0    | --             | 94        | 52        | - 44.7%        |
| Inventory of Homes for Sale     | 0        | 3    | --             | --        | --        | --             |

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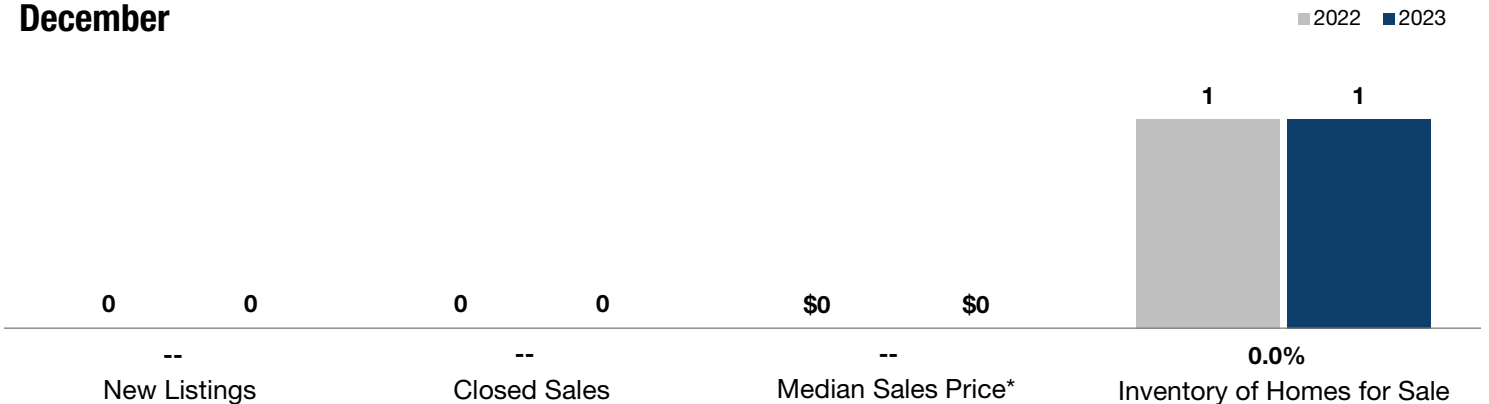
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## 29916

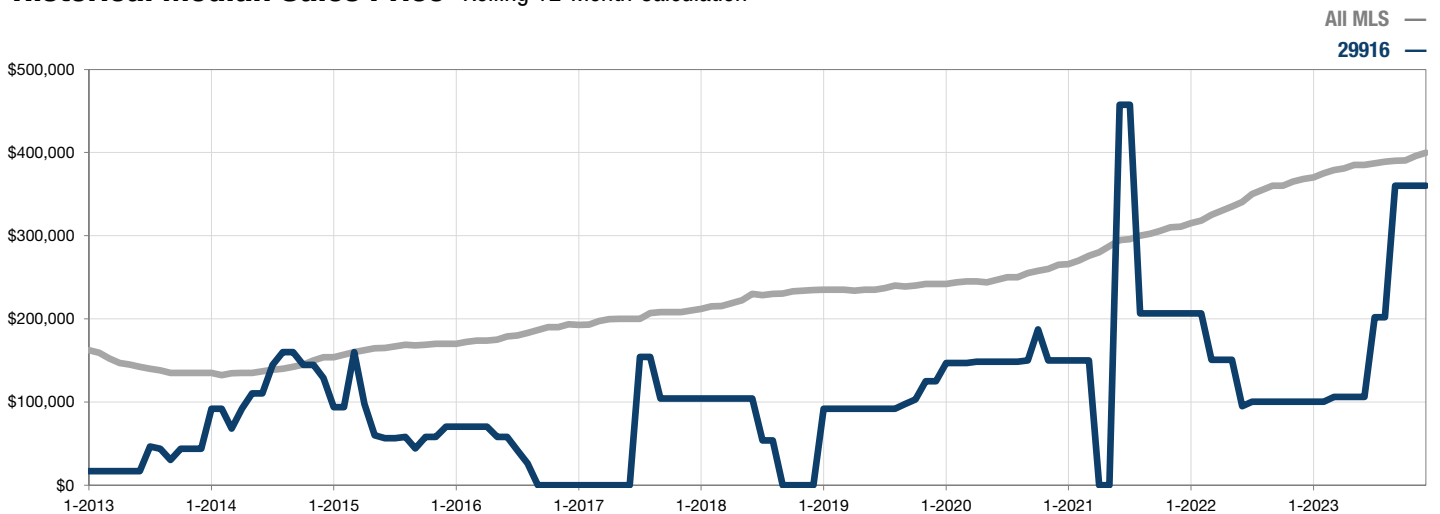
| Key Metrics                     | December |      |                | YTD       |           |                |
|---------------------------------|----------|------|----------------|-----------|-----------|----------------|
|                                 | 2022     | 2023 | Percent Change | 2022      | 2023      | Percent Change |
| New Listings                    | 0        | 0    | --             | 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        | 1    | 0.0%           | --        | --        | --             |

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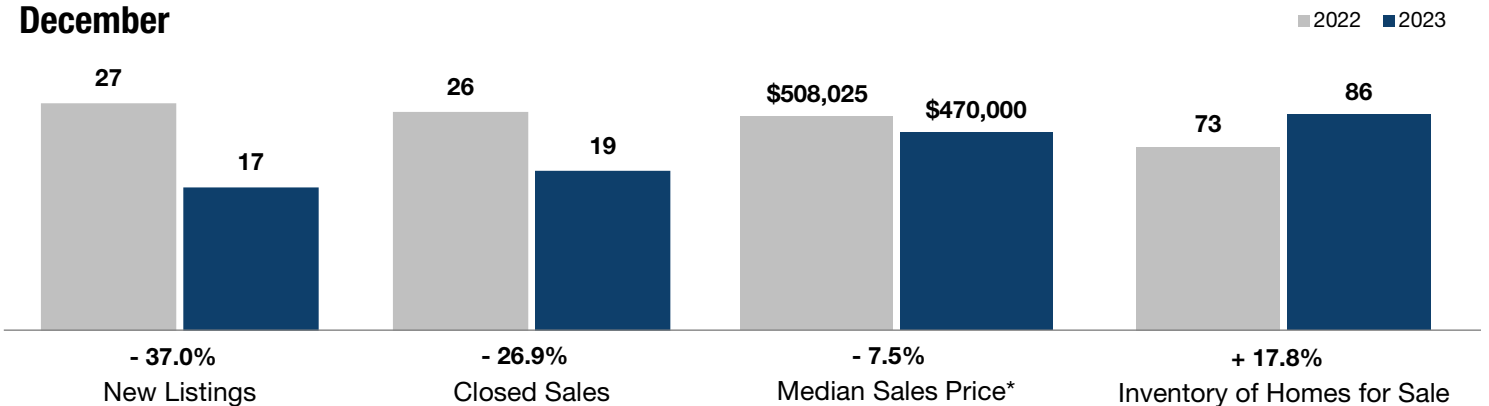
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## 29920

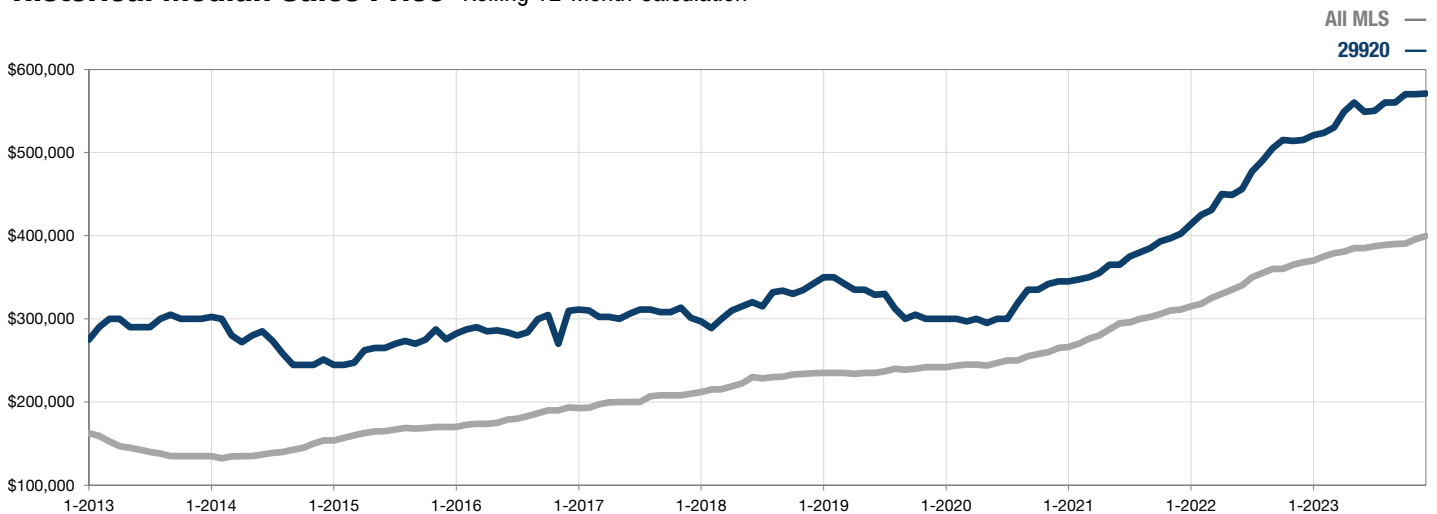
| Key Metrics                     | December  |           |                | YTD       |           |                |
|---------------------------------|-----------|-----------|----------------|-----------|-----------|----------------|
|                                 | 2022      | 2023      | Percent Change | 2022      | 2023      | Percent Change |
| New Listings                    | 27        | 17        | - 37.0%        | 351       | 326       | - 7.1%         |
| Closed Sales                    | 26        | 19        | - 26.9%        | 305       | 293       | - 3.9%         |
| Median Sales Price*             | \$508,025 | \$470,000 | - 7.5%         | \$515,000 | \$571,050 | + 10.9%        |
| Percent of List Price Received* | 96.8%     | 95.1%     | - 1.8%         | 97.3%     | 96.7%     | - 0.6%         |
| Days on Market Until Sale       | 64        | 57        | - 11.2%        | 87        | 96        | + 10.8%        |
| Inventory of Homes for Sale     | 73        | 86        | + 17.8%        | --        | --        | --             |

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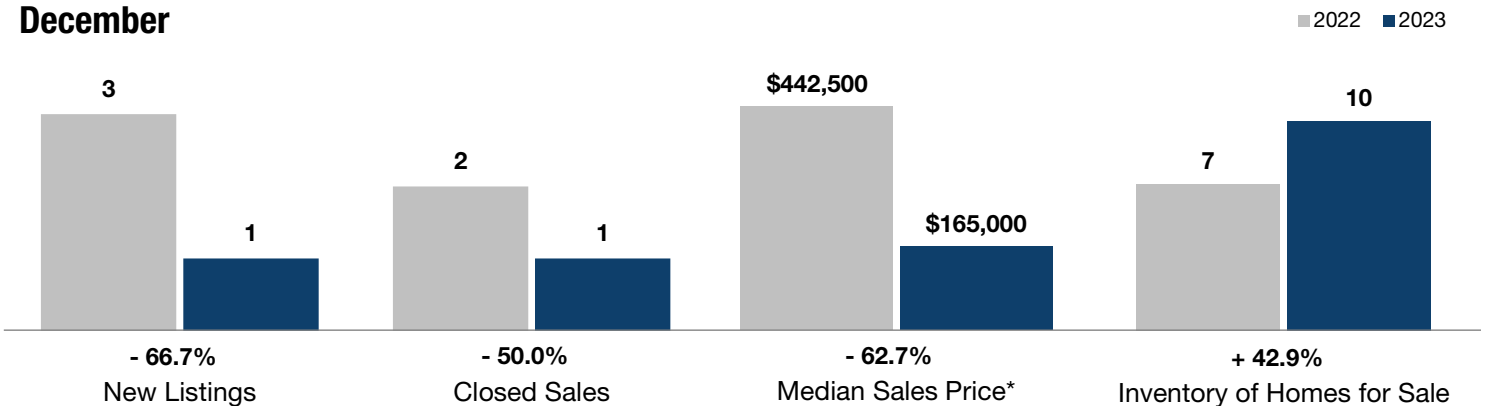
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# 29924

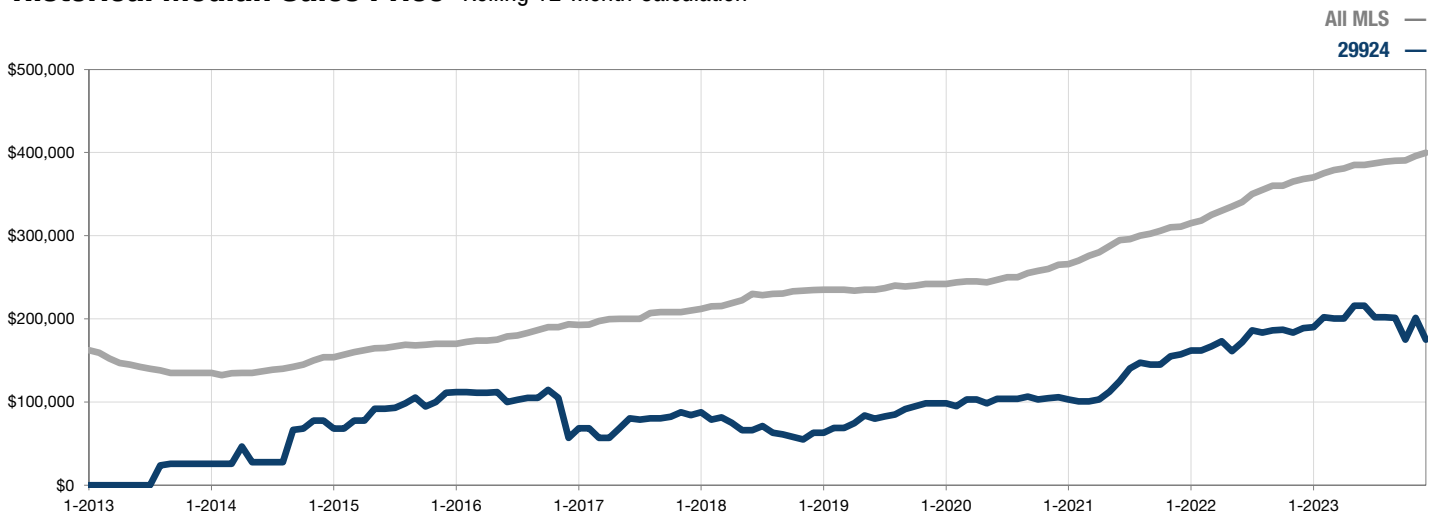
| Key Metrics                     | December  |                  |                | YTD       |                  |                |
|---------------------------------|-----------|------------------|----------------|-----------|------------------|----------------|
|                                 | 2022      | 2023             | Percent Change | 2022      | 2023             | Percent Change |
| New Listings                    | 3         | 1                | - 66.7%        | 40        | 30               | - 25.0%        |
| Closed Sales                    | 2         | 1                | - 50.0%        | 38        | 27               | - 28.9%        |
| Median Sales Price*             | \$442,500 | <b>\$165,000</b> | - 62.7%        | \$188,950 | <b>\$174,900</b> | - 7.4%         |
| Percent of List Price Received* | 105.8%    | <b>91.7%</b>     | - 13.3%        | 96.4%     | <b>90.5%</b>     | - 6.1%         |
| Days on Market Until Sale       | 56        | <b>37</b>        | - 33.3%        | 89        | <b>99</b>        | + 11.7%        |
| Inventory of Homes for Sale     | 7         | <b>10</b>        | + 42.9%        | --        | --               | --             |

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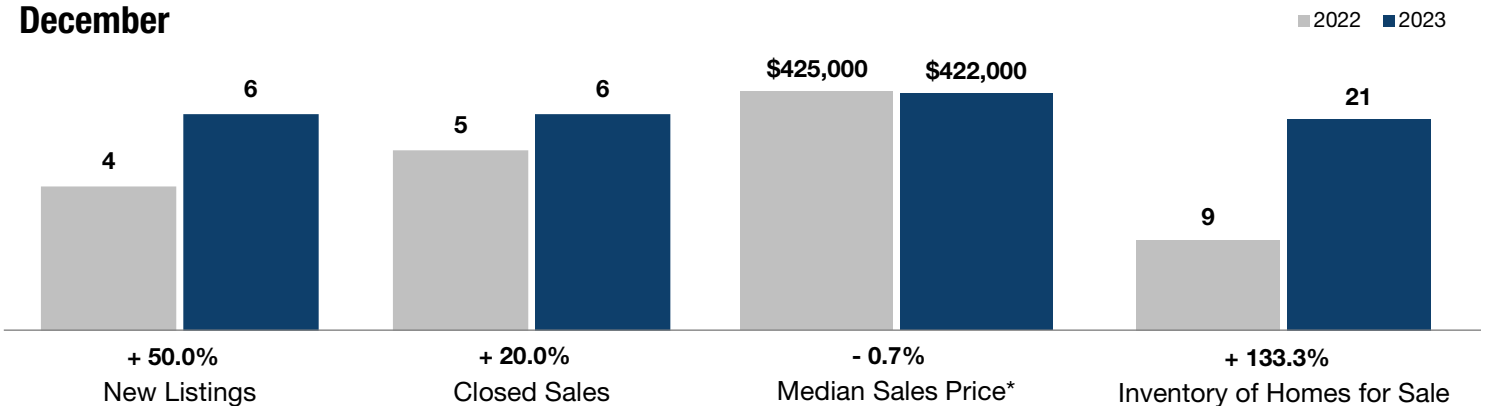
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## 29926

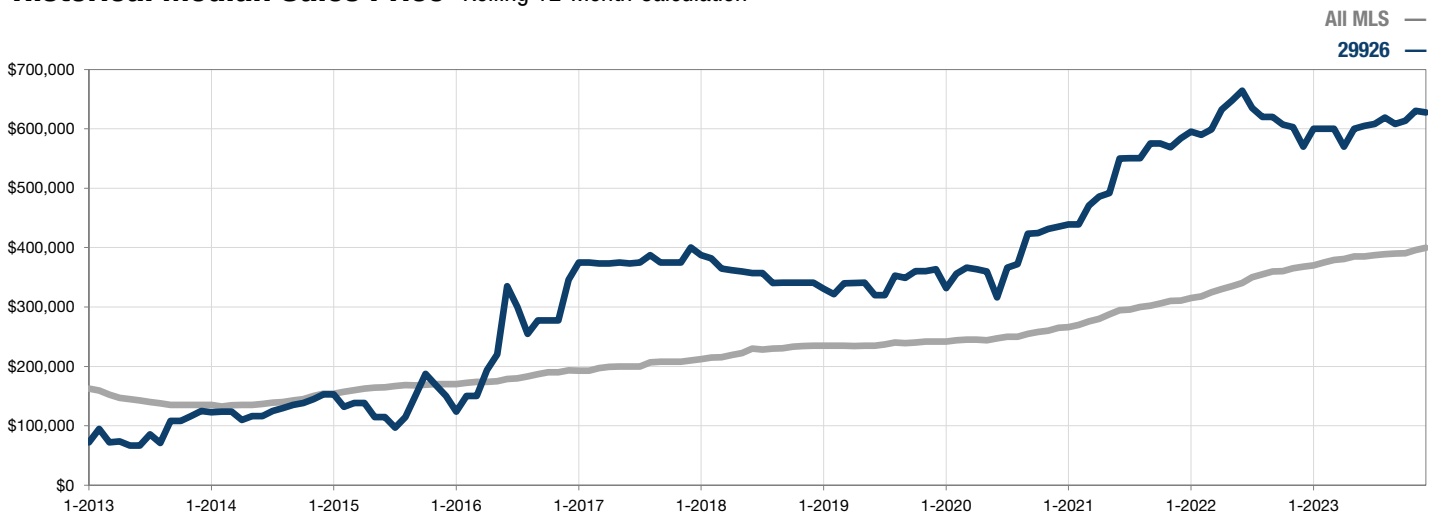
| Key Metrics                     | December  |           |                | YTD       |           |                |
|---------------------------------|-----------|-----------|----------------|-----------|-----------|----------------|
|                                 | 2022      | 2023      | Percent Change | 2022      | 2023      | Percent Change |
| New Listings                    | 4         | 6         | + 50.0%        | 70        | 83        | + 18.6%        |
| Closed Sales                    | 5         | 6         | + 20.0%        | 68        | 64        | - 5.9%         |
| Median Sales Price*             | \$425,000 | \$422,000 | - 0.7%         | \$570,000 | \$627,500 | + 10.1%        |
| Percent of List Price Received* | 95.9%     | 95.4%     | - 0.6%         | 99.3%     | 97.8%     | - 1.5%         |
| Days on Market Until Sale       | 50        | 63        | + 25.3%        | 64        | 65        | + 1.8%         |
| Inventory of Homes for Sale     | 9         | 21        | + 133.3%       | --        | --        | --             |

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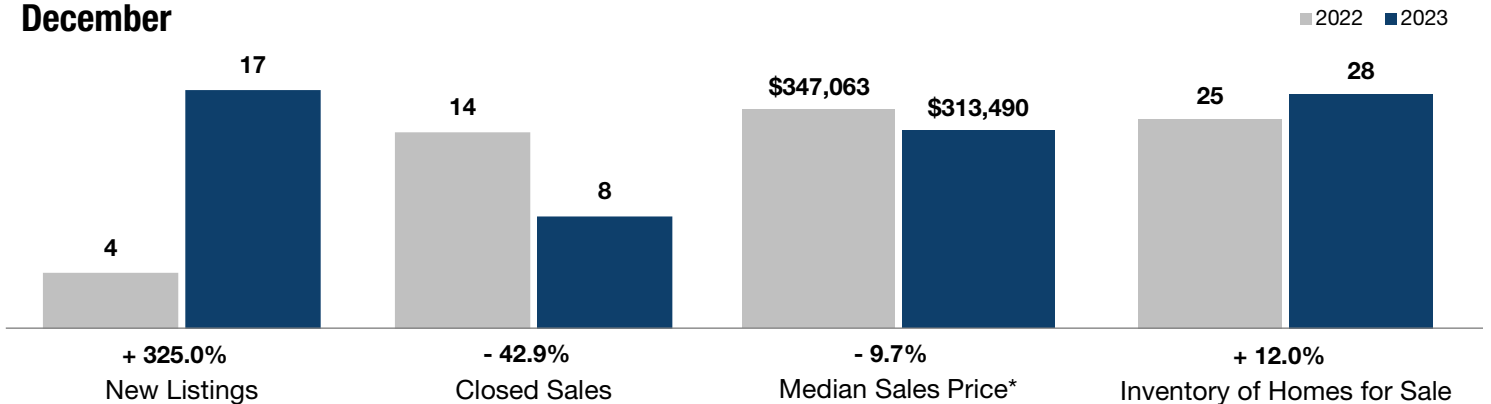
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## 29927

| Key Metrics                     | December  |           |                | YTD       |           |                |
|---------------------------------|-----------|-----------|----------------|-----------|-----------|----------------|
|                                 | 2022      | 2023      | Percent Change | 2022      | 2023      | Percent Change |
| New Listings                    | 4         | 17        | + 325.0%       | 99        | 120       | + 21.2%        |
| Closed Sales                    | 14        | 8         | - 42.9%        | 65        | 104       | + 60.0%        |
| Median Sales Price*             | \$347,063 | \$313,490 | - 9.7%         | \$349,095 | \$359,265 | + 2.9%         |
| Percent of List Price Received* | 100.2%    | 98.3%     | - 2.0%         | 98.9%     | 99.5%     | + 0.6%         |
| Days on Market Until Sale       | 203       | 97        | - 52.1%        | 132       | 163       | + 23.0%        |
| Inventory of Homes for Sale     | 25        | 28        | + 12.0%        | --        | --        | --             |

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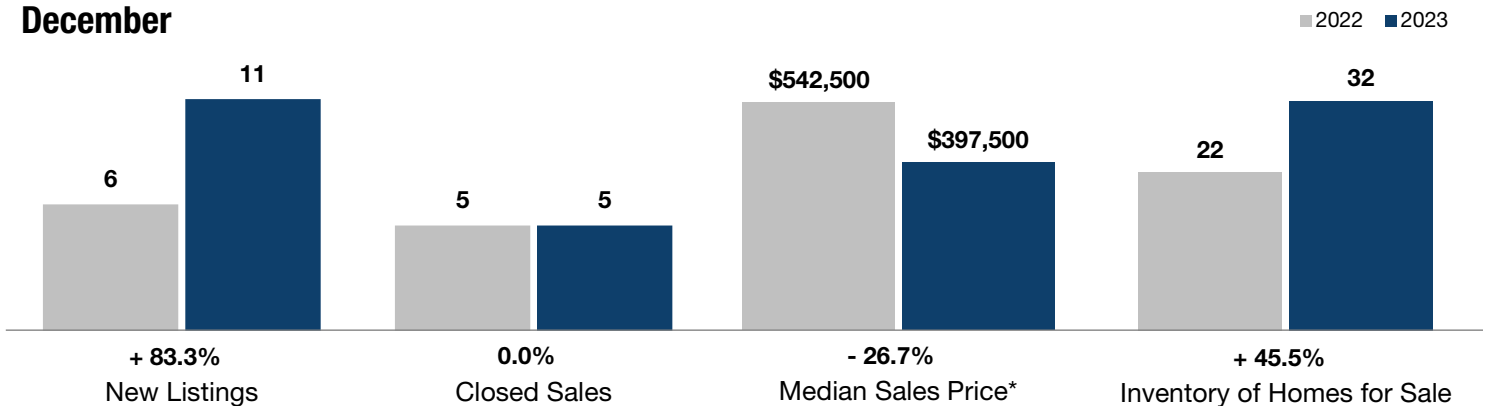
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# 29928

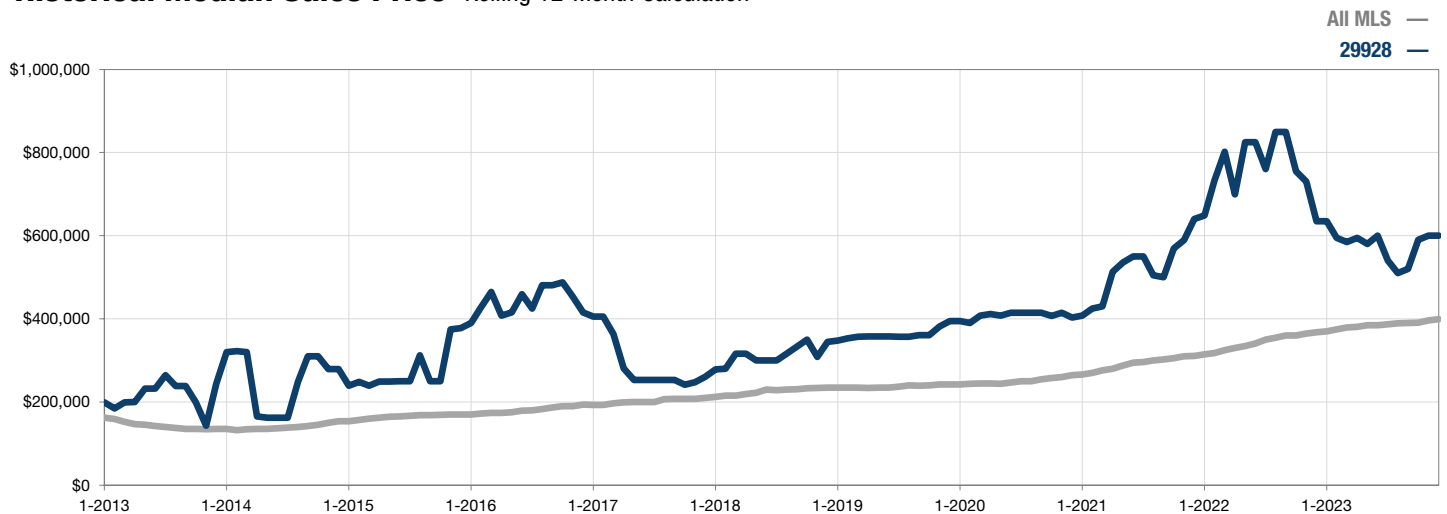
| Key Metrics                     | December  |           |                | YTD       |           |                |
|---------------------------------|-----------|-----------|----------------|-----------|-----------|----------------|
|                                 | 2022      | 2023      | Percent Change | 2022      | 2023      | Percent Change |
| New Listings                    | 6         | 11        | + 83.3%        | 105       | 108       | + 2.9%         |
| Closed Sales                    | 5         | 5         | 0.0%           | 79        | 83        | + 5.1%         |
| Median Sales Price*             | \$542,500 | \$397,500 | - 26.7%        | \$635,000 | \$600,000 | - 5.5%         |
| Percent of List Price Received* | 95.2%     | 93.5%     | - 1.8%         | 99.0%     | 97.9%     | - 1.1%         |
| Days on Market Until Sale       | 134       | 108       | - 19.0%        | 67        | 88        | + 31.5%        |
| Inventory of Homes for Sale     | 22        | 32        | + 45.5%        | --        | --        | --             |

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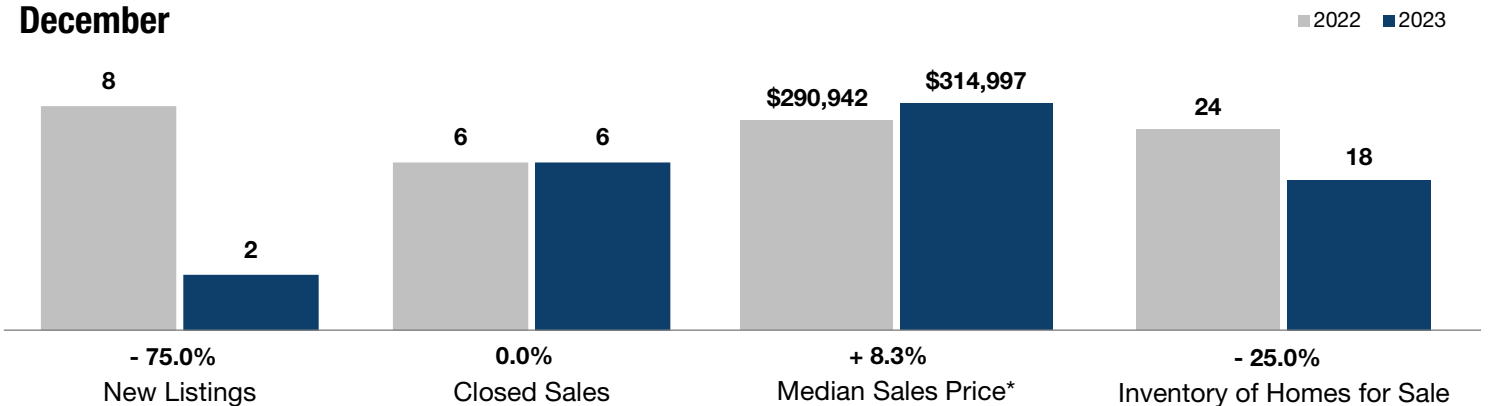
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## 29935

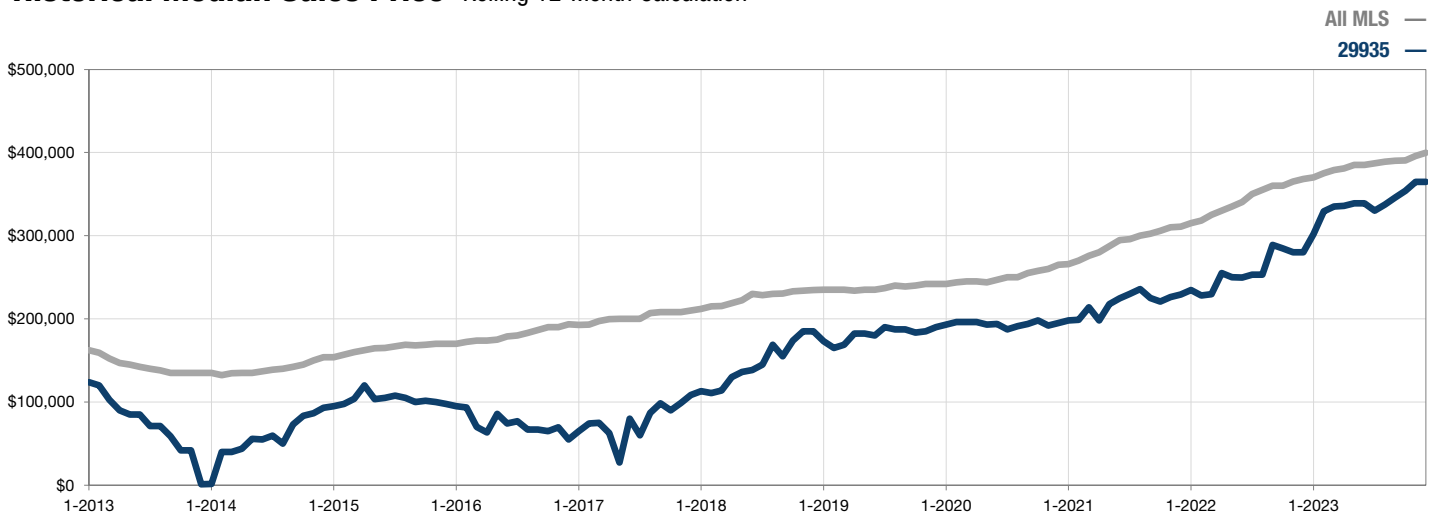
| Key Metrics                     | December  |           |                | YTD       |           |                |
|---------------------------------|-----------|-----------|----------------|-----------|-----------|----------------|
|                                 | 2022      | 2023      | Percent Change | 2022      | 2023      | Percent Change |
| New Listings                    | 8         | 2         | - 75.0%        | 117       | 87        | - 25.6%        |
| Closed Sales                    | 6         | 6         | 0.0%           | 85        | 88        | + 3.5%         |
| Median Sales Price*             | \$290,942 | \$314,997 | + 8.3%         | \$280,000 | \$365,000 | + 30.4%        |
| Percent of List Price Received* | 94.1%     | 95.2%     | + 1.1%         | 98.6%     | 98.9%     | + 0.3%         |
| Days on Market Until Sale       | 97        | 87        | - 10.8%        | 61        | 114       | + 88.0%        |
| Inventory of Homes for Sale     | 24        | 18        | - 25.0%        | --        | --        | --             |

\* 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.

### December



### Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update – December 2023

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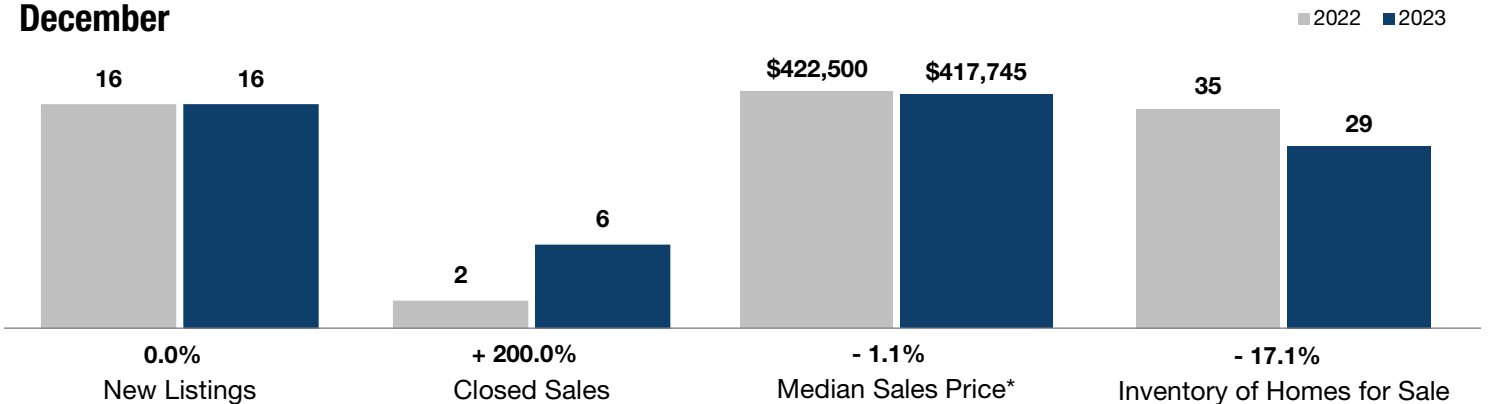
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# 29936

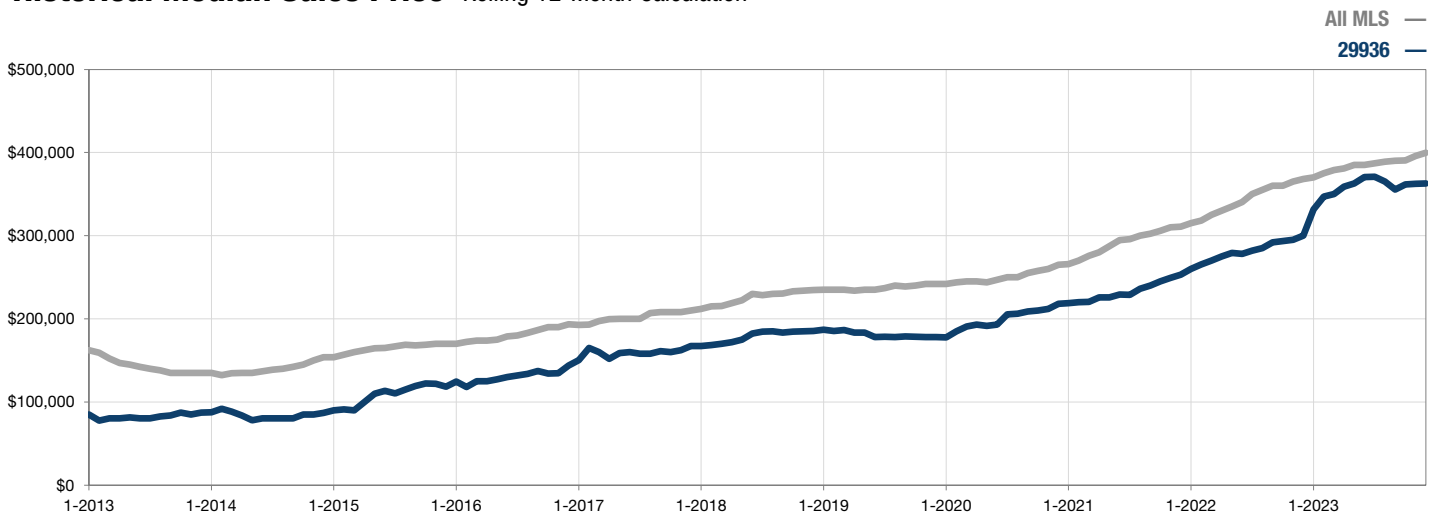
| Key Metrics                     | December  |           |                | YTD       |           |                |
|---------------------------------|-----------|-----------|----------------|-----------|-----------|----------------|
|                                 | 2022      | 2023      | Percent Change | 2022      | 2023      | Percent Change |
| New Listings                    | 16        | 16        | 0.0%           | 169       | 208       | + 23.1%        |
| Closed Sales                    | 2         | 6         | + 200.0%       | 141       | 225       | + 59.6%        |
| Median Sales Price*             | \$422,500 | \$417,745 | - 1.1%         | \$300,000 | \$362,780 | + 20.9%        |
| Percent of List Price Received* | 96.7%     | 99.2%     | + 2.6%         | 99.0%     | 99.0%     | - 0.0%         |
| Days on Market Until Sale       | 46        | 163       | + 259.0%       | 99        | 121       | + 22.5%        |
| Inventory of Homes for Sale     | 35        | 29        | - 17.1%        | --        | --        | --             |

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## December



## Historical Median Sales Price Rolling 12-Month Calculation





# Local Market Update – December 2023

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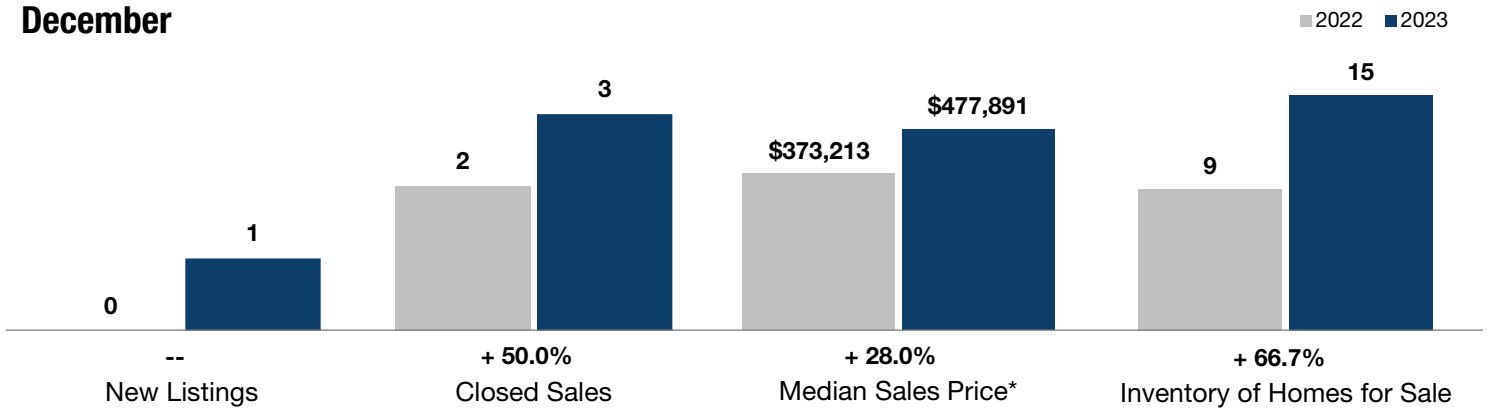
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# 29940

| Key Metrics                     | December  |                  |                | YTD       |                  |                |
|---------------------------------|-----------|------------------|----------------|-----------|------------------|----------------|
|                                 | 2022      | 2023             | Percent Change | 2022      | 2023             | Percent Change |
| New Listings                    | 0         | 1                | --             | 49        | 51               | + 4.1%         |
| Closed Sales                    | 2         | 3                | + 50.0%        | 32        | 49               | + 53.1%        |
| Median Sales Price*             | \$373,213 | <b>\$477,891</b> | + 28.0%        | \$370,997 | <b>\$398,517</b> | + 7.4%         |
| Percent of List Price Received* | 100.0%    | <b>97.0%</b>     | - 3.0%         | 98.2%     | <b>97.6%</b>     | - 0.7%         |
| Days on Market Until Sale       | 70        | <b>233</b>       | + 232.4%       | 121       | <b>156</b>       | + 29.1%        |
| Inventory of Homes for Sale     | 9         | <b>15</b>        | + 66.7%        | --        | --               | --             |

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## December



## Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update – December 2023

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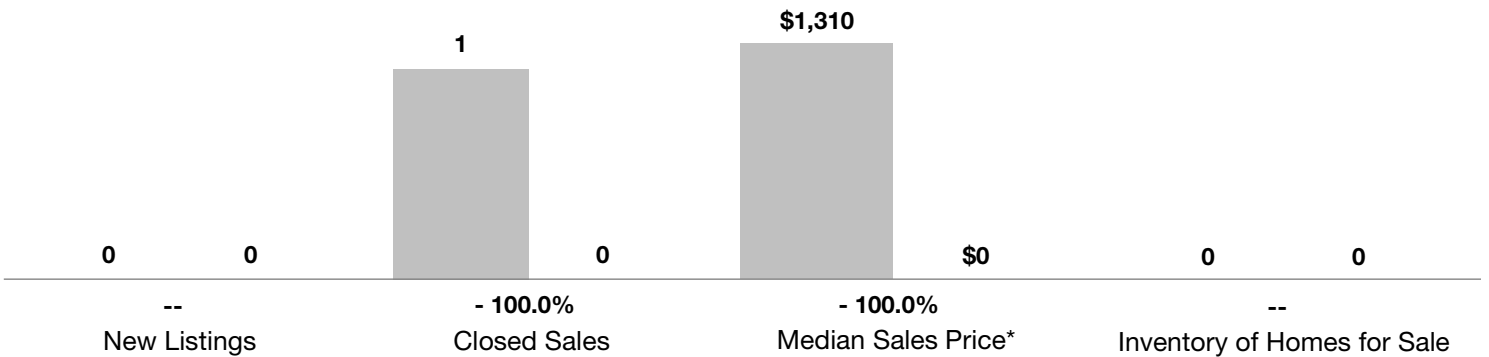
# 29941

| Key Metrics                     | December |      |                | YTD     |      |                |
|---------------------------------|----------|------|----------------|---------|------|----------------|
|                                 | 2022     | 2023 | Percent Change | 2022    | 2023 | Percent Change |
| New Listings                    | 0        | 0    | --             | 1       | 0    | - 100.0%       |
| Closed Sales                    | 1        | 0    | - 100.0%       | 1       | 0    | - 100.0%       |
| Median Sales Price*             | \$1,310  | \$0  | - 100.0%       | \$1,310 | \$0  | - 100.0%       |
| Percent of List Price Received* | 100.0%   | 0.0% | - 100.0%       | 100.0%  | 0.0% | - 100.0%       |
| Days on Market Until Sale       | 22       | 0    | - 100.0%       | 22      | 0    | - 100.0%       |
| Inventory of Homes for Sale     | 0        | 0    | --             | --      | --   | --             |

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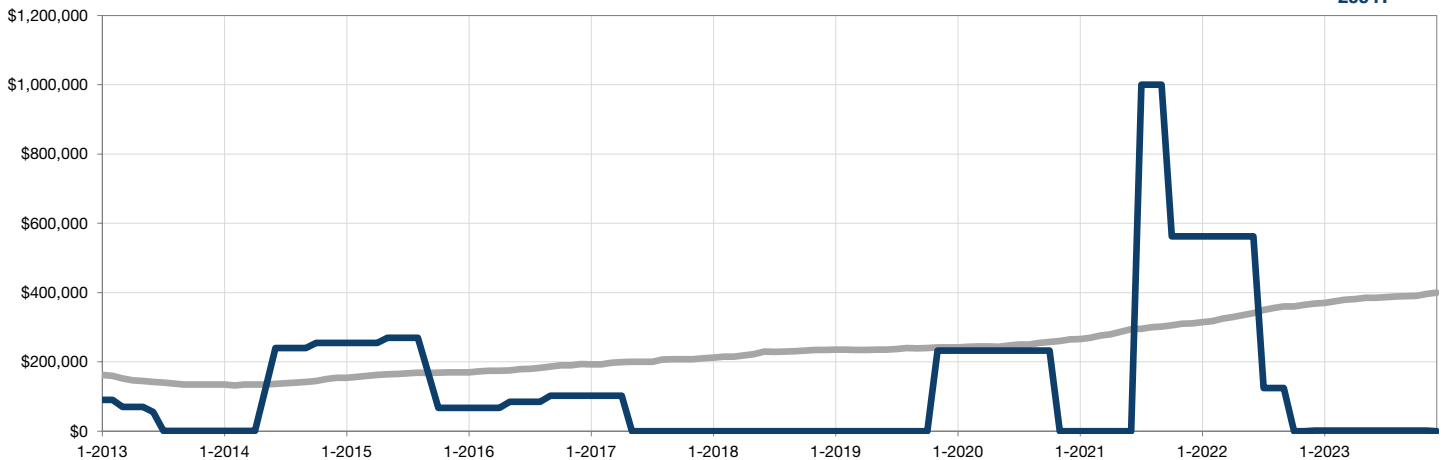
## December

■ 2022 ■ 2023



## Historical Median Sales Price Rolling 12-Month Calculation

All MLS —  
29941 —



# Local Market Update – December 2023

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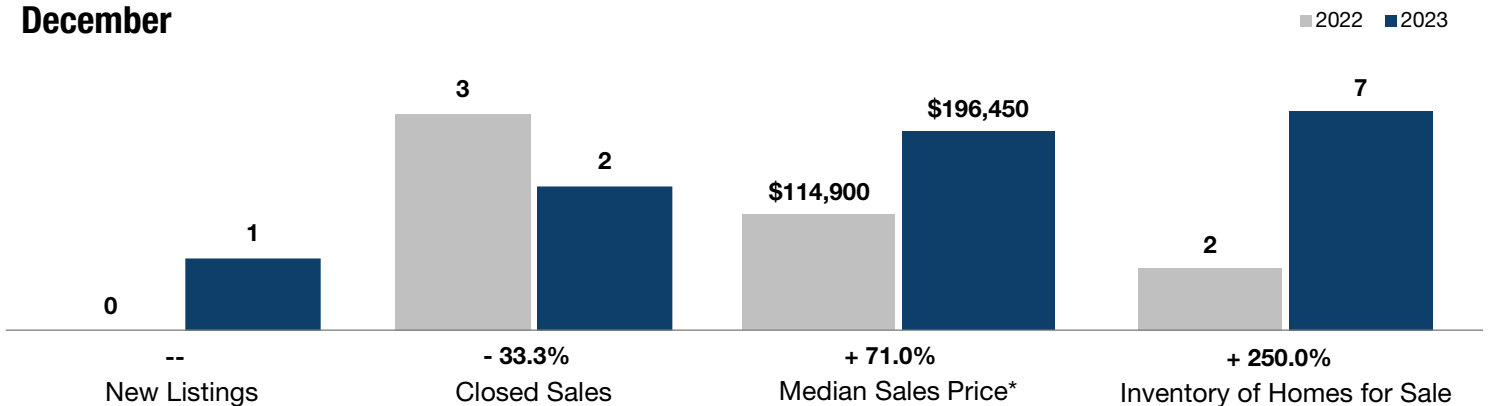
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# 29944

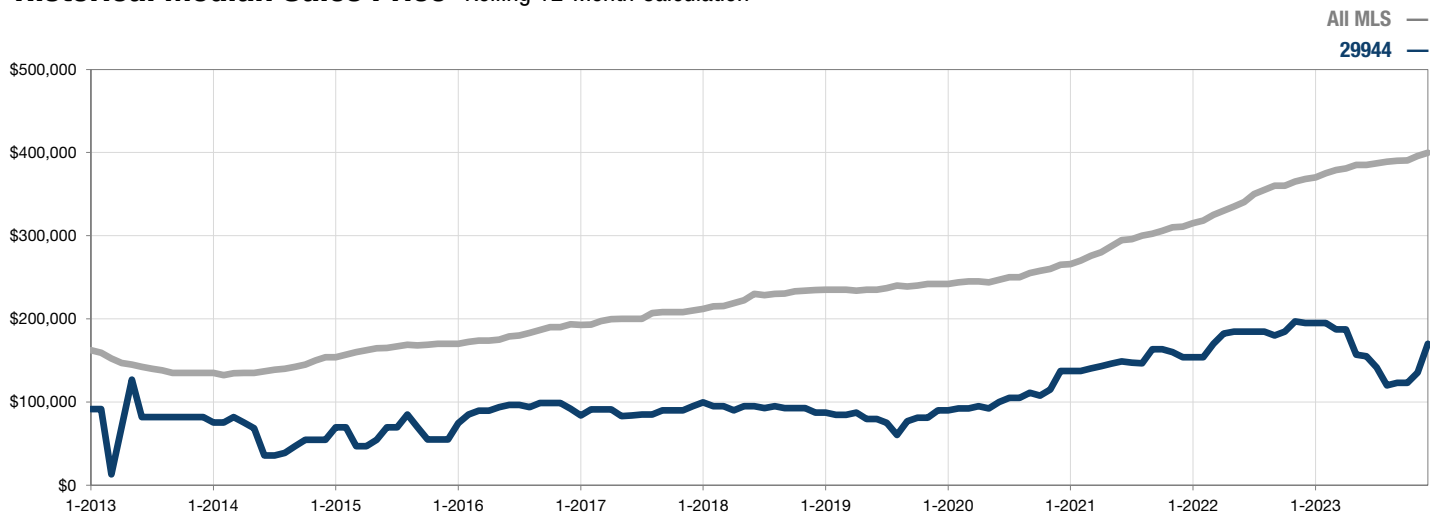
| Key Metrics                     | December  |                  |                | YTD       |                  |                |
|---------------------------------|-----------|------------------|----------------|-----------|------------------|----------------|
|                                 | 2022      | 2023             | Percent Change | 2022      | 2023             | Percent Change |
| New Listings                    | 0         | 1                | --             | 30        | 22               | - 26.7%        |
| Closed Sales                    | 3         | 2                | - 33.3%        | 29        | 17               | - 41.4%        |
| Median Sales Price*             | \$114,900 | <b>\$196,450</b> | + 71.0%        | \$195,000 | <b>\$169,900</b> | - 12.9%        |
| Percent of List Price Received* | 93.1%     | <b>98.5%</b>     | + 5.8%         | 95.9%     | <b>96.0%</b>     | + 0.1%         |
| Days on Market Until Sale       | 114       | <b>39</b>        | - 65.7%        | 92        | <b>86</b>        | - 6.8%         |
| Inventory of Homes for Sale     | 2         | <b>7</b>         | + 250.0%       | --        | --               | --             |

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## December



## Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update – December 2023

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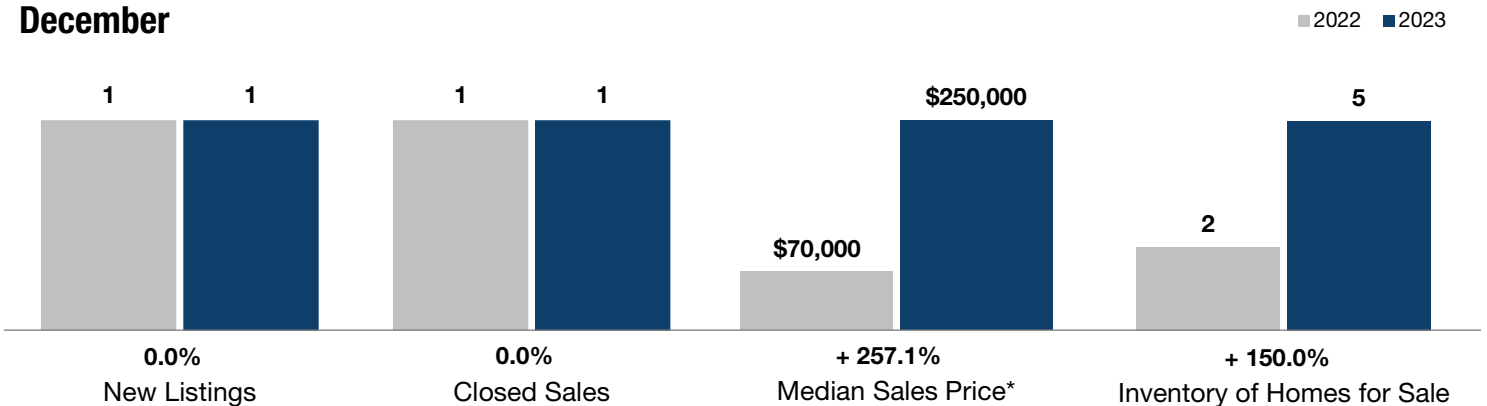
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## 29945

| Key Metrics                     | December |           |                | YTD       |           |                |
|---------------------------------|----------|-----------|----------------|-----------|-----------|----------------|
|                                 | 2022     | 2023      | Percent Change | 2022      | 2023      | Percent Change |
| New Listings                    | 1        | 1         | 0.0%           | 14        | 23        | + 64.3%        |
| Closed Sales                    | 1        | 1         | 0.0%           | 16        | 19        | + 18.8%        |
| Median Sales Price*             | \$70,000 | \$250,000 | + 257.1%       | \$217,300 | \$246,000 | + 13.2%        |
| Percent of List Price Received* | 82.4%    | 83.6%     | + 1.5%         | 99.0%     | 95.6%     | - 3.4%         |
| Days on Market Until Sale       | 124      | 139       | + 12.1%        | 67        | 74        | + 10.0%        |
| Inventory of Homes for Sale     | 2        | 5         | + 150.0%       | --        | --        | --             |

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### December



### Historical Median Sales Price Rolling 12-Month Calculation

