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# Quarterly Resale Market Report

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# PALMETTO BLUFF

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*October 1st - December 31st, 2022*



USSERY GROUP



# Fourth Quarter Closed and Pending Resale Home Sales

STREET ADDRESS		SQ.FT.	BEDS	BATHS	LIST PRICE	SALES PRICE
2 Wolf Tree Road	*	936	1	1	\$1,595,000	\$1,595,000
72 Hunting Lodge Road		3,351	4	4.5	\$1,575,000	\$1,685,692
791 Old Moreland Road	*★	1,599	2	2.5	\$1,745,000	\$1,700,000
106 Cane Cutter Road	*	2,697	3	3.5	\$1,749,000	\$1,729,000
820 Old Moreland Road		3,354	4	4.5	\$2,185,000	\$2,185,000
40 Remington Road		5,157	5	4.5	\$2,470,000	\$2,245,000
125 Game Land Road	*★	3,758	5	4.5	\$2,499,000	\$2,350,000
33 Jackfield Road	★	3,103	3	3.5	\$2,550,000	\$2,385,000
234 Davies Road		3,623	4	4.5	\$2,495,000	\$2,495,000
27 Myrtle View Street		3,528	5	5	\$2,950,000	\$2,500,000
15 High Hope Way	*★	4,081	5	5&2	\$2,795,000	\$2,550,000
158 Stallings Island Street	*★	4,635	5	5.5	\$6,995,000	\$7,920,000
5 Snipe Lane	*	1,757	2	2	\$1,095,000	Under Contract
11 Hunting Lodge Road		2,800	3	3.5	\$2,100,000	Under Contract
108 Summer Ducks Road		3,213	3	3.5	\$2,550,000	Under Contract
15 Remington Road	★	4,200	5	4.5	\$2,940,000	Under Contract
129 Stallings Island Street	*★	3,320	3	3.5	\$3,395,000	Under Contract
5 Yadkin Street	*★	4,083	4	4.5	\$3,595,000	Under Contract
5 Dutch House Circle	*★	4,206	5	5	\$3,695,000	Under Contract
122 Mount Pelia Road	*★	6,206	6	5&2	\$4,795,000	Under Contract
18 Nottingham Street	*★	6,019	4	4.5	\$4,895,000	Under Contract
31 Trout Hole Road		4,031	4	3&2	\$4,995,000	Under Contract

## LEGEND

- \* The Ussery Group represented the Seller | ★ The Ussery Group represented the Buyer  
 \*★ The Ussery Group represented both the Seller and the Buyer

2022 HHI MLS is the source for data.

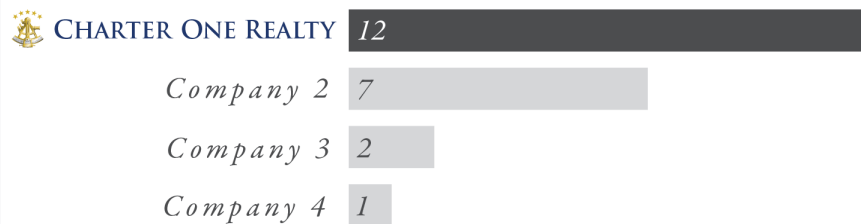




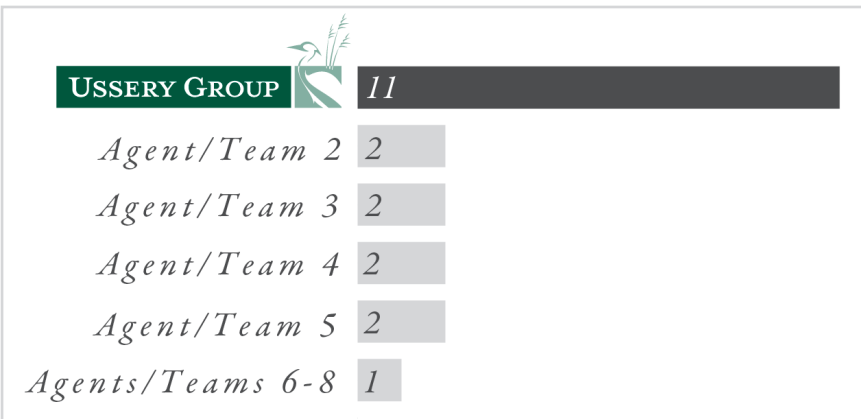
# Who Brought the Buyer for Palmetto Bluff Resale Home Sales

October 1st, 2022 - December 31st, 2022  
Shown in Number of Resale Home Transactions

*Company  
Representing  
the Buyer*



*Agent/Team  
Representing  
the Buyer*



## Market Recap at a Glance

As we enter the new year and reflect on the final quarter of 2022, we are pleased to report the continued strength of the Palmetto Bluff real estate market. While this quarter saw new historical highs in the average sales price of resale homes on a square foot basis, we remain vigilant to the fact that the mean sales price per square foot declined to \$670. We are grateful to have been involved in 14 of the 22 resale home transactions in Palmetto Bluff (64%), with the Ussery Group bringing the buyer for half of all resale home sales in the quarter. In total, the Ussery Group finished out 2022 leading the resale market in Palmetto Bluff with a closed and pending sales volume of \$170,960,970. A highlight of the quarter was the noteworthy closing of 158 Stallings Island St., which garnered the highest sales price for a resale home on record in Palmetto Bluff. We are deeply thankful for the continued trust and partnership of our friends and fellow members, and look forward to an exciting year ahead in the Lowcountry's finest community!

22

Resale Homes  
Closed or Pending

(compared to 28 in Q4 2021)

\$2,611,641

Average Resale  
Home Price

(down 12% from Q4 2021)

\$857

Average price per Sq.Ft.  
for Resale Homes

(up 11% from Q4 2021)

51

Median Days on Market  
for Closed Resale Homes

(compared to 6 in Q4 2021)

# *The Ussery Group Successfully Listed, Marketed, & Brought the Buyer*



158 STALLINGS ISLAND STREET | SOUTH WILSON

An oversized homesite with stunning May River views



Bedrooms  
5



Bathrooms  
5 Full, 1 Half



Land Area  
0.76 Acres



Heated  
4,227 Sq Ft



1 Car Garage  
with Carport



# USSERY GROUP



*Listed & Sold by the Ussery Group, this home sold \$925,000 above asking at \$7,920,000.*

Congratulations are in order for both the buyer and seller of 158 Stallings Island St., this beautiful riverfront home recently closed at a historic price for Palmetto Bluff. In addition to garnering the highest sales price for a resale home on record in Palmetto Bluff, this transaction was noteworthy for the speed at which the property went under contract. Listed for just one day, the home received multiple offers and closed for \$925,000 above asking price at \$7,920,000.

The Ussery Group is honored to have served both the buyer and seller and we are thrilled with the outcome achieved for Palmetto Bluff at large. The buyer gained a highly-desired home on a spectacular view, the seller received an offer that reflects the property's tremendous worth, and for all of Palmetto Bluff the enduring value of signature riverfront properties has been confirmed yet again. We are immensely grateful for the opportunity to have represented the best interests of both parties and, as always, we are humbled by the trust placed in our team.



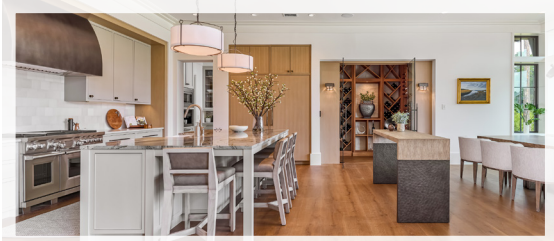
## *Featured Homes in Palmetto Bluff*



### 91 HEADWATERS ROAD, HEADWATERS

7 BD | 8 FBA | 3 HBA | 8,407 SqFt | Offered for \$8,950,000

91 Headwaters Road is a stunning 15-acre multi-structure compound nestled amongst a freshwater pond, centuries-old live oaks, and more than 1,600 feet of frontage along the May River. Within this completely private, island-like setting, the 3 bedroom main house, 3 bedroom guest house, and additional guest cottage were thoughtfully constructed using sustainable features including geothermal heating, native oyster tabby, and reclaimed hand-hewn beams. The private gated causeway, private dock, mature landscape, and water views from every room, are just a few of the many features that make up this extraordinary property. Please visit [www.91Headwaters.com](http://www.91Headwaters.com) for more details.



### 364 WATERFOWL ROAD, RIVER ROAD

4 BD | 4 FBA | 3 HBA | 6,176 SqFt | Offered for \$7,495,000

Located on over an acre of land along the freshwater trail, 364 Waterfowl is a spacious 4 bedroom home that includes a fully equipped entertainment area over the 3-car garage. From the screened porch with grill, fireplace, and heating to the expansive wine room and wet bar, this home is ideal for entertaining. Interior highlights include white oak floors, back kitchen with a built-in coffee maker, and first-floor guest master with private entrance, plus a primary master with spa-like ensuite and fabulous views. Fenced outdoor living space, a fire pit, and room in the garage for a trailered boat make it easy to enjoy the Lowcountry lifestyle. Visit [www.364Waterfowl.com](http://www.364Waterfowl.com) for more details on this magnificent home.



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*Scan the QR Code to see all Palmetto Bluff homes  
and homesites listed by the Ussery Group.*

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### 3 POWDER HORN ROAD, RIVER ROAD

3 BD | 3 FBA | 1 HBA | 3,858 SqFt | Offered for \$3,150,000

Offering expansive Inland Waterway views, this River Road home comes complete with its own private dock. Enjoy cozy living areas on the first floor designed to take advantage of lengthy water trail views in every room. Built by Richard Best and designed by Pearce Scott Architects, this charming Lowcountry home features an owners suite on the first floor, custom kitchen with Wolf and Sub-Zero appliances, and two large bedrooms upstairs with an office nook and media room. A large back porch equipped with an Isokern fireplace and TV leads to a paved outdoor area ideal for entertaining along the waterfront.



### 30 WALNUT GROVE, WEST WILSON

4 BD | 4 FBA | 1 HBA | 2,978 SqFt | Offered for \$2,895,000

This well-appointed Lowcountry home is conveniently located to many of the world-class amenities Palmetto Bluff offers – Wilson Village restaurants and shops, Wilson Landing, RT's, golf club, racquet club, boat club and nature trails. Enjoy the lake view from the outdoor kitchen and fire pit. This four bedroom and four and one half bath home is located in the short-term rental area which allows owners an opportunity to live here full time or part time.

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# REAL ESTATE *the* RIGHT WAY

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## RESULTS

You're in good hands. With over 100 years of collective experience and over \$1 billion in real estate sold throughout the Lowcountry, our team of experienced professionals is uniquely positioned to help you achieve your goals.

## RELATIONSHIPS

Real estate is deeply personal. Whether you're searching for the perfect place to call home, or selling a home you poured your heart into building, we understand—and we're here to help you navigate the process.

## INTEGRITY

Our business philosophy is simple—we believe that character and integrity are foundational to operating with sustained excellence.

As we work together to buy or sell your home, we look forward to earning your trust.



USSERY GROUP



A PROUD MEMBER OF



*#1 Ranked Real Estate Company  
in the Lowcountry*

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