


# BELFAIR

## MARKET UPDATE

*Over \$118 Million Sold in Belfair by the Ussery Group*



March 2024

As the spring selling season approaches, we'd like to highlight several notable trends in the Bluffton real estate market:

**1. Consistent Demand:** Demand for properties, including homes and villas, remains robust across the Lowcountry.

**2. Softening of Competitive Bidding:** While demand remains strong, there is a noticeable decrease in competitive bidding, signaling a slight shift in market dynamics.

**3. Increased Inventory and Stable Prices:** Inventory levels have risen, leading to a stabilization of prices. Factors such as capital gains and a perceived plateau in prices contribute to this trend.

**4. Migration Trend:** The Lowcountry's area, particularly Bluffton, continues to attract residents from various regions, drawn to the amenities and lifestyle offerings.

**5. Infrastructure Improvements:** Ongoing infrastructure enhancements, such as new parks and sports facilities, enhance the appeal as a residential destination.

**6. Great Place to Visit and Retire:** World class golf, tennis, pickleball, and beaches attract both visitors and residents.

**7. Stable Sales and Pricing:** Despite inventory challenges, sales are expected to remain healthy, and prices are anticipated to hold steady, with a slight uptick in inventory projected for the Spring.

In summary, the real estate market in the Lowcountry is characterized by sustained demand, stable pricing, and positive growth prospects. It was disappointing to see the Fed hold steady at their latest meeting, but we anticipate a rate cut in June and hope this will help with the high interest rates we've been fighting.

Whether you are buying or selling, we would love the opportunity to assist you with your real estate needs.

*Johnny & Jeff*

### Bluffton Six Month Market Snapshot

09.01.2023 - 02.29.2024

COMMUNITY	AVERAGE SALES PRICE	AVERAGE SOLD PRICE PER SQ.FT.	HOMES SOLD IN THE LAST 6 MONTHS	HOMES CURRENTLY LISTED FOR SALE	MONTHS' SUPPLY OF HOMES LISTED FOR SALE	AVERAGE DAYS ON THE MARKET
Colleton River	\$1,779,923	\$454.00	11	6	3.3	23
Belfair	\$1,319,904	\$376.10	24	18	4.5	82
Berkeley Hall	\$1,420,875	\$346.32	11	12	6.7	123
Oldfield	\$1,027,516	\$343.14	24	11	2.8	80
Palmetto Bluff	\$2,633,123	\$707.14	46	49	6.4	109
Hampton Hall	\$988,083	\$309.43	23	15	3.9	63
Hampton Lake	\$978,976	\$343.29	36	21	3.5	55

# HOMES BELFAIR

## Homes Listed For Sale

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
16 Hunting Court	4	4	0	3,344	2008	\$995,000
13 W Kershaw Drive	4	4	0	2,656	1999	\$1,100,000
286 Bamberg Drive	4	5	1	3,684	2000	\$1,150,000
9 Manchester Court	4	4	1	3,725	2000	\$1,250,000
30 Summerton Drive	4	5	1	4,259	2002	\$1,573,900
229 Bamberg Drive	4	4	0	4,100	2000	\$1,575,000
283 Bamberg Drive	5	5	0	5,075	2001	\$1,599,000
81 Lexington Drive	4	4	0	3,797	2012	\$1,625,000
22 Lady Slipper Island Ct	3	4	0	3,160	2003	\$1,695,000

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
47 Manchester Court	4	5	1	3,600	2024	\$1,695,000
8 Berkeley Court	5	5	1	4,478	2015	\$1,695,000
22 Lexington Drive	4	5	1	3,842	2008	\$1,745,000
292 Bamberg Drive	4	5	1	4,195	1999	\$1,799,000
3 Oconee Court	5	5	0	4,529	2002	\$1,950,000
64 Cumberland Drive	5	5	1	5,033	2008	\$2,200,000
43 Lexington Drive	4	6	2	8,290	2001	\$2,200,000
58 Lady Slipper Island Dr	4	5	2	3,912	2013	\$2,675,000
30 Lady Slipper Island Dr	4	5	1	5,014	2009	\$2,899,000

## Homes Under Contract

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
46 Kershaw Drive	3	3	0	2,420	2023	\$949,000
110 Summerton Drive	4	3	0	3,018	1998	\$1,030,000
316 Bamberg Drive	4	5	1	4,003	2000	\$1,592,000
15 W Kershaw Drive	4	5	1	4,567	2006	\$1,595,000

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
240 Bamberg Drive	4	5	1	3,600	2023	\$1,750,000
12 Summerton Drive	4	5	1	3,760	2024	\$1,750,000
17 Belmont Drive	4	5	1	4,000	2021	\$1,769,000
8 Chattooga Court	4	5	1	5,582	2000	\$1,899,000

## Homes Closed in the last 30 Days (as of 3.4.2024)

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	SOLD PRICE
264 Bamberg Drive	3	4	1	3,060	2007	\$1,090,000

## UNRIVALED CONNECTIONS

The Ussery Group is a proud member of Charter One Realty, the **ONLY** brokerage in the Lowcountry with three Luxury Affiliations.



REAL ESTATE  
COMPANIES  
OF THE WORLD®



---

# HOMESITES

---

## BELFAIR

---

### *Homesites Listed For Sale*

ADDRESS	VIEW	LIST PRICE	MLS#
-	-	-	-

### *Homesites Under Contract*

ADDRESS	VIEW	LIST PRICE	MLS#
-	-	-	-

### *Homesites Closed in the last 30 Days (as of 3.4.2024)*

ADDRESS	VIEW	SOLD PRICE	MLS#
-	-	-	-

---

## REAL ESTATE *the* RIGHT WAY

---



JEFF USSERY  
843-247-8500  
jeff@usserygroup.com



JOHNNY USSERY  
843-384-8105  
johnny@usserygroup.com

KEENE REESE  
843-301-6002  
keene@usserygroup.com

THOMAS MAYBANK  
843-441-5829  
thomas@usserygroup.com

MICHAEL HAIRE  
843-247-1345  
michael@usserygroup.com

 [facebook.com/usserygroup](https://facebook.com/usserygroup)  
 [@usserygrouprealestate](https://www.instagram.com/usserygrouprealestate)

 [pinterest.com/usserygrouprealestate](https://pinterest.com/usserygrouprealestate)  
 [Ussery Group](https://www.youtube.com/usserygroup)

(843) 757-7712  
[UsseryGroup.com](https://www.UsseryGroup.com)

## Why List and Buy with the Ussery Group

- Over \$1 Billion in Total Sales
- Over \$225 Million in Closed Sales in 2023
- Over 100 Years of Collective Real Estate Experience
- Unparalleled Support Staff Attending to the Details of Every Transaction
- Proven Marketing System that Delivers Results
- In-depth Market Analysis to Price Correctly and Maximize Your Return
- Professional Staging and Photography/Videography
- Extensive Knowledge of the Belfair Market Since Inception
- Over \$118 Million in Sales in Belfair by the Ussery Group
- Please read our reviews online and see what our clients have to say about us at [UsseryGroup.com/Testimonials](https://UsseryGroup.com/Testimonials)

Contact the Ussery Group today for  
a Market Analysis of your property.

(843) 757-7712  
[UsseryGroup.com](https://UsseryGroup.com)

*Call the Ussery Group to buy or sell anywhere in the Lowcountry!*

USSERY GROUP



A PROUD MEMBER OF



#1 Ranked *Real Estate Company*  
*in the Lowcountry*

BELFAIR  
MARKET UPDATE



SCAN ME

Visit us on the web at [usserygroup.com/belfair-march-2024-market-update](https://usserygroup.com/belfair-march-2024-market-update) for a video update with the latest stats and details as well as insight on the Belfair real estate market.