

# OLDFIELD MARKET UPDATE

*Over \$42 Million Sold in Oldfield 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 OLDFIELD

## Homes Listed For Sale

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
22 Great Heron Way	4	4	1	2,525	2022	\$799,000
8 Skipperling Lane	3	4	1	2,301	2023	\$799,990
21 Boyds Landing	4	4	1	2,985	2010	\$1,095,000
201 Great Heron Court	4	4	1	2,901	2021	\$1,100,000
14 Rice Mill Road	4	5	1	3,000	2003	\$1,125,000
3 Ivanhoe Circle	4	6	1	4,140	2006	\$1,289,000

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
6 Wimbee Circle	3	4	1	3,050	2016	\$1,349,000
4 Davant Circle	4	5	1	3,795	2008	\$1,473,900
7 Old Oak Road	4	5	1	3,499	2009	\$1,495,000
27 Old Oak Road	5	5	1	4,284	2006	\$1,595,000
52 Indigo Plantation Rd	4	6	2	5,315	2008	\$1,695,000
24 Rice Mill Road	4	5	1	3,381	2024	\$2,245,000

## Homes Under Contract

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
18 Great Heron Way	4	3	1	2,301	2023	\$744,990
258 Goldeneye Lane	4	4	1	2,301	2023	\$749,560
44 Great Heron Way	4	4	1	2,169	2023	\$760,780
5 Blue Dasher Lane	4	4	1	2,525	2023	\$824,990
12 Buttonwood Lane	3	3	1	2,332	2021	\$825,000
4 Buttonwood Lane	4	4	1	2,711	2023	\$829,495

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
3 Blue Dasher Lane	4	4	1	2,892	2023	\$846,976
15 Greeters Lane	4	5	1	2,951	2005	\$895,000
115 Great Heron Way	4	3	0	2,414	2005	\$899,000
2 Pondhawk Road	3	3	1	2,180	2014	\$999,000
9 Wood Sorrel Circle	5	5	1	2,812	2023	\$1,165,000
11 Greeters Lane	4	5	1	3,528	2023	\$1,395,000

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

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	SOLD PRICE
6 Buttonwood Lane	3	3	1	2,328	2023	\$660,000
9 Blue Dasher Lane	4	4	1	2,525	2023	\$827,275

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	SOLD PRICE
6 Gregorie Neck	4	4	0	3,383	2006	\$1,450,000
3 Indigo Plantation Rd	5	6	1	3,595	2007	\$1,695,000

## UNRIVALED CONNECTIONS



This information is based on data provided by Resides MLS. Resides MLS does not guarantee and is not in any way responsible for its accuracy. Data provided by Resides MLS may not reflect all real estate activity in the market. This information is based on data provided by Resides MLS as of 3/4/2024. This is not intended to solicit property currently listed for sale.

# HOMESITES

## OLDFIELD

### *Homesites Listed For Sale*

ADDRESS	VIEW	LIST PRICE	MLS#
12 Sandy Hill Lane	Golf	\$190,000	439812
30 Indigo Plantation Rd	Landscape, Wooded	\$190,000	442295
3 Old Oak Road	Landscape	\$225,000	438677

ADDRESS	VIEW	LIST PRICE	MLS#
23 Gregorie Neck	Golf, Wooded	\$279,000	440628
24 Rice Mill Road	Golf, Landscape	\$349,900	440520

### *Homesites Under Contract*

ADDRESS	VIEW	LIST PRICE	MLS#
23 Oldfield Village Road	Landscape, Wooded	\$165,000	438305
173 Oldfield Way	Golf, Landscape	\$275,000	440812

ADDRESS	VIEW	LIST PRICE	MLS#
22 Carrier Bluff	River	\$575,000	441092

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

ADDRESS	VIEW	SOLD PRICE	MLS#
20 Gregorie Neck	Lagoon	\$258,000	440412

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OLDFIELD  
MARKET UPDATE



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

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