

BELFAIR

MARKET UPDATE

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



December 2024

Grateful for Your Support

As we enter this Christmas season, we want to take a moment to thank you all for your support and for making the Lowcountry such a special place to live. This community is constantly growing and changing but it's the people that make it so unique. As we always say, not many people are forced to move here for a job. Most everyone chooses to be here, and they chose this beautiful part of the country for a reason. We are glad you are here!

Year to date in 2024, new listings of homes for sale in Bluffton were up 4.5 percent overall. Month-over-month, closed home sales in Bluffton were down 11.2 percent, and the median sales price increased by 1.9 percent. Cumulative Days on Market Until Sale increased 7.4 percent from 121 days on the market to 130 days on the market. Compared to last October, inventory of homes for sale rose +43.5 percent to 712 homes for sale in October 2024.

Mortgage rates look to be hovering in the mid to high 6% and forecasters are saying it may reach the low 6's by late 2025. Not a whole lot of movement there, but still better than last year, and the future is looking promising.

Thank you again for your support of the Ussery Group, we look forward to helping you in 2025 with all your Real Estate needs.

Johnny & Jeff

Bluffton Six Month Market Snapshot

06.01.2024 - 11.30.2024

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	MEDIAN DAYS ON THE MARKET
Colleton River	\$2,443,091	\$468.39	14	19	8.3	63
Belfair	\$1,382,550	\$393.56	20	32	9.7	15
Berkeley Hall	\$1,840,778	\$406.90	9	11	7.3	28
Oldfield	\$2,443,091	\$468.39	14	19	8.3	63
Palmetto Bluff	\$3,067,255	\$765.44	53	38	4.3	96
Hampton Hall	\$1,124,562	\$333.57	29	15	3.1	63
Hampton Lake	\$1,012,609	\$351.69	46	21	2.7	31

Data includes Spec Homes

HOMES

BELFAIR

Homes Listed For Sale

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
30 Lady Slipper Island Dr	4	4	1	5,014	2009	\$2,499,000
233 Bamberg Drive	4	4	0	4,449	2001	\$2,349,000
6 Tidelands Court	4	3	2	4,164	2015	\$2,195,000
58 Lady Slipper Island Dr	4	3	2	3,512	2013	\$1,949,000
27 Oconee Court*	3	3	1	3,556	2024	\$1,850,000
64 Cumberland Drive	5	4	1	5,033	2008	\$1,749,000
35 Manchester Court*	4	4	1	3,152	2024	\$1,650,000
41 Lexington Drive	4	3	1	4,000	2000	\$1,599,000
7 Hunting Court	4	4	0	3,800	2017	\$1,599,000
258 Bamberg Drive	4	4	0	3,839	2016	\$1,576,000
22 Lexington Drive	4	4	1	3,842	2008	\$1,549,000
1 Belmont Drive	4	4	2	5,180	2001	\$1,539,000
71 Lexington Drive	4	4	1	3,995	2001	\$1,470,000
28 Lexington Drive	5	5	1	4,783	1998	\$1,395,000
138 Belfair Oaks Blvd	4	4	0	4,026	1999	\$1,390,000
7 Berkeley Court	4	5	0	4,294	2000	\$1,389,000

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
17 Abbeville Court	4	4	0	3,205	2012	\$1,365,000
15 Lexington Drive	4	4	0	3,115	2000	\$1,365,000
126 Belfair Oaks Blvd	4	4	1	3,652	2001	\$1,319,000
285 Bamberg Drive	4	4	1	3,849	1999	\$1,299,000
37 Cumberland Drive	4	4	1	3,800	1999	\$1,295,000
77 Lexington Drive	4	4	2	3,646	2000	\$1,250,000
7 E Summerton Court	4	4	0	3,380	2008	\$1,220,000
162 Summerton Drive	3	3	1	2,844	2009	\$1,160,000
304 Bamberg Drive	3	3	0	3,003	2000	\$1,150,000
122 Summerton Drive	3	3	0	2,532	1998	\$1,099,975
12 Hunting Court	4	4	1	3,478	2005	\$1,099,000
17 E Summerton Court	3	3	0	2,537	2006	\$1,049,000
21 Hunting Court	3	3	0	2,277	2005	\$999,000
161 Belfair Oaks Blvd	5	4	0	2,316	1999	\$975,000
20 E Cottage Circle	5	4	0	2,363	1997	\$968,000
21 E Summerton Court	4	3	1	3,100	2005	\$939,000

Homes Under Contract

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
49 Richland Drive	4	4	1	4,342	2001	\$2,195,000
72 Cumberland Drive	5	4	0	4,776	2013	\$1,999,000
213 Summerton Drive	4	4	0	3,510	2010	\$1,849,000
211 Summerton Drive	4	4	1	3,582	2017	\$1,699,000
26 Belmont Drive	4	3	2	4,358	2006	\$1,695,000
1 Berkeley Court	5	4	2	4,900	1996	\$1,695,000

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
48 Edisto Drive	4	4	1	3,943	1999	\$1,649,000
70 Cumberland Drive	4	4	1	5,531	1998	\$1,250,000
229 Bamberg Drive	4	4	0	4,100	2000	\$1,100,000
5 W Kershaw Drive	4	4	0	2,440	1999	\$1,029,000
16 Hunting Court	4	4	0	3,344	2008	\$995,000
46 Kershaw Drive	3	3	0	2,420	2023	\$949,000

Homes Closed in the last 30 Days (as of 12.11.2024)

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	SOLD PRICE
324 Bamberg Drive	4	4	1	4,238	2004	\$1,752,000
256 Bamberg Drive	4	3	2	4,215	2009	\$1,595,000
143 Belfair Oaks Blvd	4	4	0	3,450	1997	\$1,530,000
68 Cumberland Drive	4	5	0	4,910	2001	\$1,495,000

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	SOLD PRICE
264 Bamberg Drive	3	3	1	3,080	2007	\$1,267,500
61 Cumberland Drive	3	3	1	3,522	2000	\$1,165,250
31 Manchester Court	3	3	0	2,943	2006	\$1,135,000
14 W Cottage Circle	4	4	0	2,131	1995	\$990,000

* Indicates a Spec Home

HOMESITES

BELFAIR

Homesites Listed For Sale

ADDRESS	VIEW	LIST PRICE	MLS#	ADDRESS	VIEW	LIST PRICE	MLS#
38 Lady Slipper Island Dr	Marsh, River	\$439,999	447220	28 Belmeade Drive	Landscape	\$195,000	446279
40 Cumberland Drive	Golf, Wooded	\$295,000	448746	117 Summerton Drive	Landscape, Wooded	\$189,000	448841
27 Oconee Court	Golf	\$225,000	442332	27 Hunting Court	Wooded	\$149,000	446280
260 Bamberg Drive	Golf, Landscape	\$220,000	448443	47 Manchester Court	Golf	\$32,900	446525

Homesites Under Contract

ADDRESS	VIEW	LIST PRICE	MLS#
-	-	-	-

Homesites Closed in the last 30 Days (as of 12.11.2024)

ADDRESS	VIEW	SOLD PRICE	MLS#
128 Belfair Oaks Blvd	Golf, Lagoon	\$230,000	447924

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 12/11/2024. This is not intended to solicit property currently listed for sale.

REAL ESTATE *the* RIGHT WAY



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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

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

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BELFAIR
MARKET UPDATE



Visit us on the web at usserygroup.com/belfair-december-2024-market-update for a video update with the latest stats and details as well as insight on the Belfair real estate market.