

BERKELEY HALL

MARKET UPDATE

Over \$140 Million Sold in Berkeley Hall 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

BERKELEY HALL

Homes Listed For Sale

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
143 Lancaster Blvd*	3	3	1	3,573	2024	\$4,171,475
44 Lancaster Blvd*	4	4	1	4,600	2024	\$2,695,995
9 Millbrook Circle*	4	4	1	4,350	2024	\$2,589,340
8 Woodside Circle*	4	4	1	4,000	2024	\$2,395,000
105 Lancaster Blvd*	4	4	1	3,985	2024	\$2,349,000
113 Lancaster Blvd*	4	4	1	3,900	2024	\$2,320,000

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
232 Good Hope Road	4	4	2	4,976	2023	\$2,195,000
115 Lancaster Blvd*	4	3	1	3,800	2024	\$2,175,000
1025 Berkeley Hall Blvd	4	4	1	4,361	2004	\$1,565,000
17 Holly Grove Road	4	4	1	3,888	2005	\$1,499,000
14 Lancaster Blvd	4	3	1	3,765	2004	\$1,350,000

Homes Under Contract

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
319 Good Hope Road*	4	3	1	3,300	2024	\$1,975,000
1039 Berkeley Hall Blvd	5	5	1	4,456	2019	\$1,695,000
24 Clifton Drive	5	4	1	3,472	2022	\$1,250,000

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

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	SOLD PRICE
-	-	-	-	-	-	-

* Indicates a Spec Home

UNRIVALED CONNECTIONS

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



HOMESITES

BERKELEY HALL

Homesites Listed For Sale

ADDRESS	VIEW	LIST PRICE	MLS#
143 Lancaster Boulevard	Deep Water	\$1,850,000	445215
1 Oakland Place	Landscape, Wooded	\$169,000	448672
4 Millbrook Circle	Wooded	\$149,900	448923

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#
-	-	-	-

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 Berkeley Hall Market Since Inception
- Over \$140 Million in Sales in Berkeley Hall by the Ussery Group
- Please read our reviews online and see what our clients have to say about us
UsseryGroup.com/Testimonials

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

(843) 757-7712
UsseryGroup.com



USSERY GROUP

A PROUD MEMBER OF



#1 Ranked *Real Estate Company*
in the Lowcountry

BERKELEY HALL
MARKET UPDATE



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

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