

# COLLETON RIVER

## MARKET UPDATE

*Over \$126 Million Sold in Colleton River 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
<i>Data includes Spec Homes</i>						

# HOMES

## COLLETON RIVER

### Homes Listed For Sale

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
151 Inverness Drive	6	6	2	7,834	2017	\$9,000,000
133 Inverness Drive	4	4	1	4,730	2023	\$4,699,000
72 Oak Tree Road	4	4	1	5,551	2024	\$3,400,000
18 Turnberry Way	4	3	1	3,976	2003	\$3,195,000
32 Ballybunion Way	4	5	2	6,822	2004	\$2,995,000
8 Mansfield Circle	4	4	1	4,522	2024	\$2,875,000
53 Inverness Drive	4	4	1	4,200	2024	\$2,849,000
11 Hanover Way*	5	5	1	5,720	2024	\$2,798,000
15 Mulberry Road	4	4	1	5,025	1999	\$2,420,000
2 Laurel Hill Court	4	5	1	4,800	2017	\$2,295,000

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
41 Colleton River Drive	4	4	0	3,838	1998	\$1,995,000
4 Honors Court	5	5	0	4,451	2002	\$1,950,000
71 Inverness Drive	4	5	0	5,237	2001	\$1,945,000
43 Magnolia Blossom Dr	4	4	1	3,700	2012	\$1,829,000
13 Ashley Hall Drive	4	4	1	4,510	1994	\$1,695,000
3 Ashley Hall Drive	3	4	1	4,137	1995	\$1,595,000
80 Inverness Drive	4	4	1	3,370	2013	\$1,545,000
2 Mackays Point	3	3	1	3,205	1998	\$1,499,000
25 Hawthorne Road	5	4	1	4,181	1999	\$1,399,000

### Homes Under Contract

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
74 Oak Tree Road*	4	5	1	5,633	2024	\$2,495,000
8 Kittansett Court*	4	4	1	3,629	2024	\$2,395,000
33 Magnolia Blossom Dr	4	4	1	4,285	2002	\$1,895,000

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
2 Troon Lane*	4	3	1	3,890	2023	\$1,575,000
57 Colleton River Drive	8	7	0	3,500	1991	\$1,350,000

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

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	SOLD PRICE
19 Ashley Hall Drive	4	4	1	4,200	2005	\$1,722,768
29 Magnolia Blossom Dr	3	3	0	3,079	1993	\$1,265,000

\* 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

---

## COLLETON RIVER

---

### *Homesites Listed For Sale*

ADDRESS	VIEW	LIST PRICE	MLS#
126 Inverness Drive	Golf	\$450,000	448574
63 Inverness Drive	Lake	\$375,000	448100

### *Homesites Under Contract*

ADDRESS	VIEW	LIST PRICE	MLS#
36 Ballybunion Way	Golf	\$599,000	449001
13 Double Eagle Drive	Golf	\$350,000	448641
2 Wedgewood Circle	Lagoon	\$299,000	448095

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

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 Colleton River Market Since Inception
- Over \$126 Million in Sales in Colleton River 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*

COLLETON RIVER  
MARKET UPDATE



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

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