

HAMPTON LAKE

MARKET UPDATE



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

HAMPTON LAKE

Homes Listed For Sale

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
54 Driftwood Court W	4	3	1	3,922	2011	\$1,550,000
8 Anchor Cove Court	4	3	1	3,423	2013	\$1,399,000
18 Hampton Lake Crossing	3	3	0	3,543	2009	\$1,394,900
452 Hampton Lake Drive	4	3	1	3,002	2018	\$1,375,000
427 Lake Bluff Drive	3	3	0	3,098	2017	\$1,299,000
23 Anchor Cove Court	3	3	1	2,914	2011	\$1,199,000
322 Lake Point Circle	4	3	1	2,714	2019	\$1,149,000
473 Hampton Lake Drive	4	3	1	3,251	2016	\$1,149,000
5 Waterview Court	3	3	0	2,584	2010	\$1,100,000
462 Hampton Lake Drive	3	2	1	2,476	2014	\$1,099,000
317 Hampton Lake Drive	4	3	1	2,957	2018	\$1,099,000

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
42 Blue Trail Court	3	3	0	2,572	2015	\$997,500
15 Sweet Pond Court	3	3	0	2,106	2009	\$979,900
40 Green Trail Court	4	3	1	3,205	2017	\$899,900
267 Castaway Drive	3	2	1	2,450	2018	\$835,000
239 Hampton Lake Drive	4	2	0	2,578	2014	\$815,000
504 Hampton Lake Drive	4	2	1	2,053	2017	\$729,900
51 Anchor Bend	4	3	0	2,346	2023	\$684,500
87 Fording Court	4	2	0	2,088	2017	\$664,000
90 Anchor Bend	3	2	0	1,780	2021	\$639,900
68 Fording Court	3	3	0	2,467	2015	\$619,000

Homes Under Contract

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
9 Anchor Cove Court	4	4	0	3,445	2017	\$1,595,000
588 Flatwater Drive	4	4	0	3,300	2022	\$1,450,000
423 Lake Bluff Drive	3	3	0	2,875	2018	\$1,325,000
4 Fish Dancer Court	3	2	1	2,576	2015	\$1,195,000
478 Lake Bluff Drive	3	3	0	3,218	2017	\$1,175,000

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
29 Blue Trail Court	4	3	0	2,216	2015	\$910,000
395 Lake Bluff Drive	4	3	1	3,234	2017	\$818,888
137 Quarter Casting Circle	3	3	0	2,697	2018	\$719,000
15 Foxpath Lane	3	2	0	2,002	2018	\$719,000
63 Fording Court	3	3	0	2,363	2015	\$649,999

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

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	SOLD PRICE
391 Castaway Drive	3	3	1	3,277	2019	\$1,025,000
334 Castaway Drive	3	3	0	2,524	2020	\$855,000

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	SOLD PRICE
17 Sweet Marsh Court	3	2	1	2,887	2008	\$827,500
86 Anchor Bend	3	2	0	2,174	2021	\$685,000

* Indicates a Spec Home



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.

HOMESITES

HAMPTON LAKE

Homesites Listed For Sale

ADDRESS	VIEW	LIST PRICE	MLS#
44 Anchor Cove Court	Lake, Landscape	\$395,000	429615
54 Waterview Court	Lake	\$359,000	429568
301 Hampton Lake Drive	Landscape, Wooded	\$249,000	443370

ADDRESS	VIEW	LIST PRICE	MLS#
421 Hampton Lake Drive	Wooded	\$195,000	444572
28 Blue Trail Court	Wooded	\$165,000	438629

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#
-	-	-	-

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HAMPTON LAKE
MARKET UPDATE



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

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