

LAWTON STATION

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.

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	MONTH'S SUPPLY OF HOMES LISTED FOR SALE	MEDIAN DAYS ON THE MARKET
Hampton Hall	\$1,124,562	\$333.57	29	15	3.1	63
Hampton Lake	\$1,012,609	\$351.69	46	21	2.7	31
Lawton Station	\$633,463	\$251.92	16	6	2.2	39
Baynard Park	\$664,107	\$256.79	7	1	0.8	15
Mill Creek/ Cypress Ridge	\$466,555	\$218.89	53	11	1.3	35
Island West	\$671,500	\$242.63	7	4	3.3	33

Data includes Spec Homes

Jeff

HOMES

LAWTON STATION

Homes Listed For Sale

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
25 Station Loop	5	2	2	2,915	2006	\$679,900
408 Station Parkway	4	3	0	2,963	2021	\$649,000
249 Station Parkway	3	2	1	2,769	2016	\$624,000

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
247 Station Parkway	3	2	0	1,835	2016	\$529,900
7 Station Loop	3	2	0	1,758	2006	\$519,000
63 Station Loop	3	2	0	1,951	2014	\$499,900

Homes Under Contract

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
230 Grand Court S	5	3	1	3,433	2014	\$755,000
101 Danbridge Court	4	3	1	3,251	2013	\$745,000
336 Station Parkway	3	2	1	2,989	2022	\$745,000

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
244 Station Parkway	3	2	1	2,109	2017	\$550,000
40 Station Loop	3	2	1	2,071	2010	\$539,900

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

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	SOLD PRICE
19 Junction Way	5	4	1	3,858	2016	\$765,000

UNRIVALED CONNECTIONS

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





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in the Lowcountry

LAWTON STATION MARKET UPDATE



SCAN ME

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

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
- 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.

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JEFF USSERY IS
YOUR NEIGHBOR IN
LAWTON STATION

Contact Jeff today for a
Market Analysis of your property.

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