

OLDFIELD MARKET UPDATE

Over \$42 Million Sold in Oldfield 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 OLDFIELD

Homes Listed For Sale

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE	ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
170 Oldfield Way	5	4	1	5,526	2022	\$3,895,000	219 Great Heron Court	4	3	1	2,659	2020	\$850,000
12 Carrier Bluff	5	4	1	5,242	2004	\$3,410,880	34 Pondhawk Road*	4	3	1	2,301	2024	\$789,990
2 Kestral Court	4	4	1	4,100	2010	\$2,649,000	8 Buttonwood Lane*	4	3	1	2,301	2024	\$759,990
178 Oldfield Way	4	4	1	3,834	2011	\$2,295,000	10 Skipperling Lane*	3	2	1	2,328	2024	\$749,990
2 Groton Circle	5	5	1	4,150	2009	\$1,763,700	6 Skipperling Court*	3	2	1	2,328	2024	\$749,990
4 Oldfield Village Road	4	4	1	3,447	2008	\$1,225,000	223 Great Heron Court	3	3	1	2,262	2021	\$749,000
8 Goldenclub Lane	4	4	1	3,269	2024	\$1,043,990	14 Skipperling Court*	4	3	1	2,169	2024	\$699,990
253 Goldeneye Lane	5	4	1	2,928	2007	\$870,000							

Homes Under Contract

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
26 Rice Mill Road*	4	3	2	3,050	2024	\$1,295,000
112 Great Heron Way	4	3	1	2,577	2005	\$869,000
12 Skipperling Lane*	4	3	1	2,301	2024	\$789,990

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

OLDFIELD

Homesites Listed For Sale

ADDRESS	VIEW	LIST PRICE	MLS#	ADDRESS	VIEW	LIST PRICE	MLS#
166 Oldfield Way	Golf, Marsh	\$449,900	443699	3 Old Oak Road	Landscape	\$225,000	438677
24 Rice Mill Road	Golf, Landscape	\$335,000	440520	9 Oldfield Village Road	Wooded	\$199,000	444871

Homesites Under Contract

ADDRESS	VIEW	LIST PRICE	MLS#
25 Old Oak Road	Golf, River	\$650,000	443767
12 Pinckney View Circle	Deep Water, River	\$650,000	445516

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

ADDRESS	VIEW	SOLD PRICE	MLS#
26 Carrier Bluff	Marsh, River	\$655,000	445724

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 Oldfield Market
- Over \$42 Million in Sales in Oldfield 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.

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#1 Ranked *Real Estate Company*
in the Lowcountry

OLDFIELD
MARKET UPDATE



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

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