

OLD FIELD

MARKET UPDATE

Over \$49 Million Sold in Oldfield by the Ussery Group

March 2025

Are Home Values About to Fall?

The housing market is shifting, but the impact varies by location.

A recent Wall Street Journal article highlighted national trends, noting that the supply of homes for sale remains below normal levels. As of January, U.S. existing home inventories were still 16% below where they were five years ago, according to the National Association of Realtors.

Many homeowners with ultra-low mortgage rates have been hesitant to sell, unwilling to lose their favorable borrowing costs. However, this “lock-in effect” is loosening as more people decide they can no longer delay moving, leading to an increase in supply.

The pace of inventory recovery differs by state. In Texas, the number of homes for sale is 20% above pre-pandemic levels, with Florida and Colorado also seeing increases. In the South, where a higher percentage of homeowners own their properties outright, more sellers have the flexibility to enter the market without needing to take on new loans.

Bluffton Six Month Market Snapshot

09.01.2024 - 02.28.2025

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	\$2,293,433	\$409.02	11	17	9.4	125
Belfair	\$1,480,806	\$385.31	27	25	5.6	45
Berkeley Hall	\$1,528,500	\$380.30	10	18	10.6	17
Oldfield	\$895,049	\$339.10	10	19	11.2	82
Palmetto Bluff	\$3,411,529	\$859.85	42	39	5.6	95
Hampton Hall	\$1,169,304	\$339.03	23	16	4.2	63
Hampton Lake	\$1,019,547	\$349.33	32	23	4.3	31
Data includes Spec Homes						

While home prices may seem overvalued nationwide, the uneven supply suggests that some areas may experience price drops while others continue to see growth.

Local Market Update

While national headlines provide a broad perspective, here's what's happening in our local market:

- **Sales:** Pending sales decreased 2.6% in 2024, totaling 5,084.
- **Listings:** The number of homes available for sale in the Lowcountry rose significantly, up 27.7% compared to the previous year.
- **Prices:** Despite more inventory, home prices continued to rise. The overall median sales price climbed 5.4% to \$545,664. Detached home prices saw an 8.2% increase, while attached home prices rose 3.7%.
- **List Price Received:** Sellers received an average of 97.9% of their original list price, reflecting a slight year-over-year decrease of 0.2%.

Bottom Line

Market conditions vary by location, making it essential to consider both national trends and local data when making real estate decisions. Whether you're looking to buy or sell, Jeff and I are here to help. Reach out anytime, and let us know how we can assist you!

Johnny & Jeff

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HOMES OLDFIELD

Homes Listed For Sale

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
2 Kestral Court	4	4	1	4,100	2010	\$2,299,000
44 Indigo Plantation Rd	5	6	1	6,100	2005	\$2,150,000
4 Groton Circle	4	4	1	3,968	2022	\$1,839,000
2 Barleys Grove	3	4	0	3,092	2021	\$1,745,000
42 Rice Mill Road	5	4	1	4,715	2010	\$1,695,000
13 Colonel Hazzard Rd	4	4	1	4,614	2002	\$1,640,000
23 Carrier Bluff	3	3	1	3,571	2012	\$1,550,000
16 Boyds Landing	5	4	1	3,395	2016	\$1,490,000
14 Oldfield Village Road	3	3	1	2,761	2004	\$1,195,000
3 Meadowhawk Road	3	2	1	2,182	2011	\$1,095,000

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
5 Caspian Lane	4	3	1	2,559	2019	\$897,900
253 Goldeneye Lane	5	4	1	2,928	2007	\$870,000
221 Great Heron Court	3	3	1	2,357	2021	\$839,000
219 Great Heron Court	4	3	1	2,659	2020	\$829,000
34 Pondhawk Road*	4	3	1	2,301	2024	\$774,990
223 Great Heron Court	3	3	1	2,262	2021	\$749,000
14 Skipperling Court*	4	3	1	2,169	2024	\$699,990
6 Skipperling Court*	3	2	1	2,328	2024	\$699,990
10 Skipperling Lane*	3	2	1	2,328	2024	\$674,990

Homes Under Contract

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
12 Carrier Bluff	5	4	1	5,242	2004	\$3,100,000
178 Oldfield Way	4	4	1	3,834	2011	\$2,195,000
35 Indigo Plantation Rd	4	4	1	4,446	2007	\$1,875,000
9 Rice Mill Road	4	4	1	4,044	2003	\$1,695,000

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	LIST PRICE
28 Gregorie Neck	3	3	1	2,765	2022	\$1,439,000
28 Rice Mill Road*	3	3	0	2,580	2024	\$1,295,000
8 Goldenclub Lane*	4	4	1	3,269	2024	\$1,043,990

Homes Closed in the last 30 Days (as of 3.10.2025)

ADDRESS	BD	FB	HB	SQ.FT.	YEAR BUILT	SOLD PRICE
4 Oldfield Village Road	4	4	1	3,447	2008	\$1,185,000
8 Buttonwood Lane*	4	3	1	2,301	2024	\$725,000

* Indicates a Spec Home

UNRIVALED CONNECTIONS



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 3/10/2025. This is not intended to solicit property currently listed for sale.

HOMESITES

OLDFIELD

Homesites Listed For Sale

ADDRESS	VIEW	LIST PRICE	MLS#	ADDRESS	VIEW	LIST PRICE	MLS#
31 Carrier Bluff	Golf, Lake	\$520,000	449682	3 Old Oak Road	Landscape	\$225,000	438677
166 Oldfield Way	Golf, Marsh	\$449,900	443699	9 Oldfield Village Road	Wooded	\$199,000	444871

Homesites Under Contract

ADDRESS	VIEW	LIST PRICE	MLS#
-	-	-	-

Homesites Closed in the last 30 Days (as of 3.10.2025)

ADDRESS	VIEW	SOLD PRICE	MLS#
173 Oldfield Way	Golf, Landscape	\$270,000	449691

REAL ESTATE *the* RIGHT WAY



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Why List and Buy with the Ussery Group

- Over \$1.5 Billion in Total Sales
- Over \$197 Million in Closed Sales in 2024
- 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 \$49 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-march-2025-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!