



Maybank
Property Advisors

Palmetto Bluff

Quarterly Re-Sale Market Report

Q2 2026

exp[®]
REALTY
LUXURY

Re-Sale Home Sales in Palmetto Bluff

46

Re-Sale Homes
Closed or Pending

\$3.2 M

Average
Closing Price

\$857

Average
Price per sq/ft

73

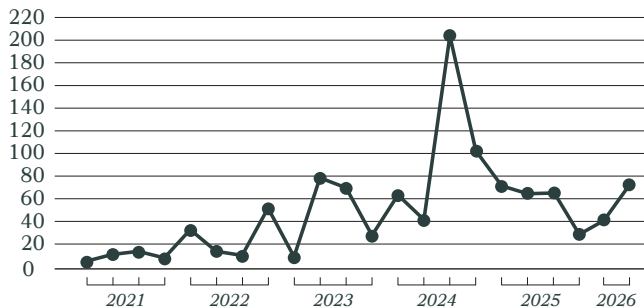
Median
Days on Market

The Palmetto Bluff real estate market continued its impressive momentum through the first half of 2026. While activity naturally moderated from an exceptionally strong first quarter, the second quarter still produced 54 closed and pending resale home and homesite transactions, bringing the first-half total to 95 resale transactions in the community. That pace is well ahead of the first six months of the past several years and reflects continued confidence in the Palmetto Bluff lifestyle. Although buyers are taking a more measured approach than they were a few years ago, demand remains healthy and well-positioned homes continue to attract strong interest.

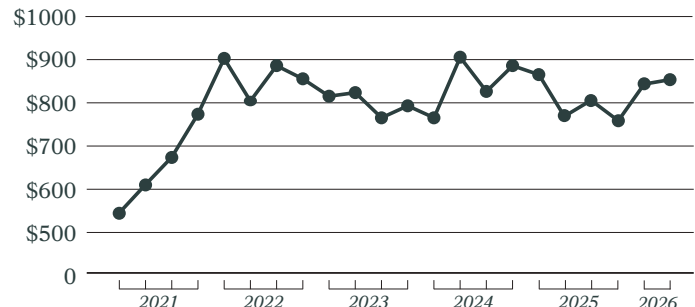
Home values also remained strong throughout the second quarter. Resale home sales averaged just over \$3.17 million, with an average sales price of \$857 per square foot. More than half of the homes that went under contract did so within 90 days, and nearly one-third found buyers in less than 30 days. These results reflect a market that has become more balanced while continuing to reward sellers who price and position their homes strategically.

As always, I am incredibly grateful for the trust my clients, friends, and fellow Palmetto Bluff members continue to place in me. Your confidence, referrals, and support made the first half of 2026 one of the most rewarding periods of my career. It has been a privilege to help so many families buy and sell within this extraordinary community, and I look forward to continuing to serve you and your families throughout the remainder of the year. Thank you for allowing me to be a part of your real estate journey.

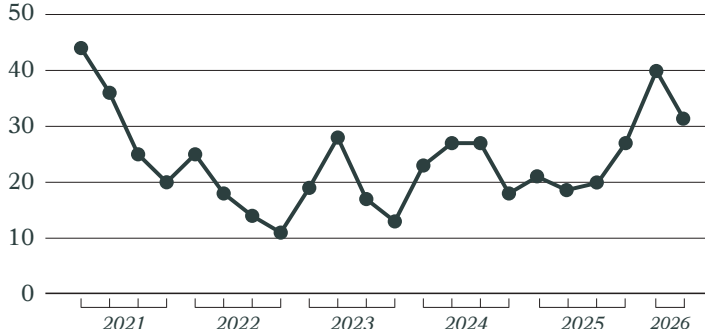
Median Days on Market for Closed Re-sale Homes by Quarter
in Palmetto Bluff



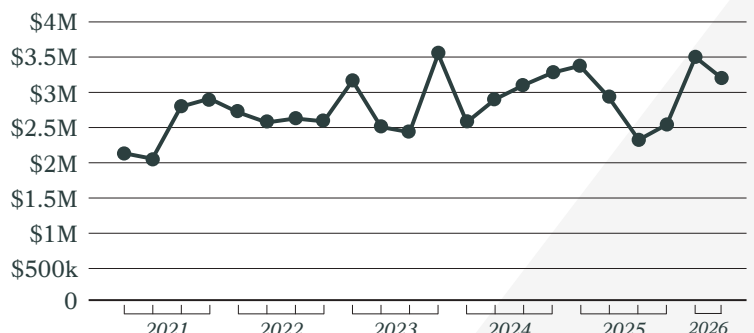
Average Closing Price per sq ft of Re-sale Homes by Quarter
in Palmetto Bluff



Community-Wide Homes Under Contract by Quarter
in Palmetto Bluff



Average Closing Price of Re-sale Homes by Quarter
in Palmetto Bluff



ADDRESS		SQ. FT.	BEDS	BATHS	LIST PRICE	SALE PRICE
38 Game Land Road		1,109	2	2	\$1,250,000	\$1,150,000
26 Waterfowl Road		1,840	2	3	\$1,350,000	\$1,325,000
19 Snipe Lane		1,823	3	3	\$1,499,000	\$1,475,000
127 Hunting Lodge Road		2,088	3	2	\$1,595,000	\$1,550,000
53 Red Knot Road		2,584	3	3.5	\$1,895,000	\$1,750,000
8 Yadkin Street		1,369	2	2	\$1,799,000	\$1,780,000
8 Crossbow Road		2,948	4	4	\$1,995,000	\$1,900,000
11 Cobalt Lane		2,058	3	2.5	\$1,995,000	\$1,900,000
776 Old Moreland Road		2,998	5	4.5	\$2,195,000	\$1,950,000
27 Remington Road		3,848	4	4.5	\$2,150,000	\$2,050,000
122 Red Ochre Road		3,607	5	4.5	\$1,899,000	\$2,100,000
119 Hunting Lodge Road		2,998	4	4.5	\$2,175,000	\$2,135,000
56 Blue Willow Street		3,221	3	3.5	\$2,395,000	\$2,150,000
248 Waterfowl Road		4,283	5	5.5	\$2,495,000	\$2,300,000
6 Greenleaf Road	✓	1,648	3	3	\$2,350,000	\$2,350,000
42 Blue Willow Street		3,395	4	4.5	\$2,595,000	\$2,350,000
61 Marsh Rabbit Street		3,956	5	4.5	\$2,395,000	\$2,395,000
268 Waterfowl Road		4,195	5	5.5	\$2,950,000	\$2,700,000
15 South Drayton Street	✓	2,156	4	3	\$2,995,000	\$2,750,000
127 Vinson Road		2,933	4	4	\$3,195,000	\$2,945,000
8 Boat House Street		2,801	3	3.5	\$3,150,000	\$3,150,000
14 Refuge Street	✓	3,562	3	3.5	\$3,195,000	\$3,195,000
452 Davies Road	✓	4,715	6	6.5	\$3,849,000	\$3,540,000
323 Waterfowl Road		3,400	3	3.5	\$3,799,000	\$3,650,000
9 Nottingham Road		4,602	4	4.5	\$3,995,000	\$3,700,000
20 High Hope Way		4,367	5	5.5	\$3,985,000	\$3,750,000
236 Vinson Road		4,289	4	4.5	\$4,195,000	\$3,775,000
245 Davies Road	✓	4,560	5	5.5	\$4,295,000	\$3,850,000
33 Lupine Road		5,527	5	5&2	\$4,450,000	\$3,999,000
117 Stallings Island Street		4,293	6	6.5	\$4,500,000	\$4,000,000
241 Waterfowl Road		3,540	3	3.5	\$4,199,000	\$4,199,000
8 Wolf Tree Road		3,975	4	4.5	\$4,395,000	\$4,200,000
11 Lupine Street		4,813	4	4&2	\$4,350,000	\$4,350,000
11 Lyonia Street		5,015	4	4&3	\$4,895,000	\$4,450,000
19 Myrtle View Street		5,063	6	6.5	\$4,650,000	\$4,650,000
393 Old Palmetto Bluff Road		17,598	9	9&2	\$17,500,000	\$15,000,000
10 Rumford Lane		1,652	2	2.5	\$1,775,000	Under Contract
35 Remington Road		2,624	4	4.5	\$1,795,000	Under Contract
769 Old Moreland Road		3,093	5	4.5	\$1,995,000	Under Contract
56 Marsh Rabbit Street		3,586	4	4.5	\$2,195,000	Under Contract
10 Rockingham Street		3,150	3	3.5	\$2,349,000	Under Contract
5 Rumford Lane		2,774	4	4	\$2,375,000	Under Contract
102 Red Ochre Road		3,652	4	4.5	\$2,450,000	Under Contract
6 Game Land Road		3,731	4	4.5	\$3,195,000	Under Contract
608 Old Moreland Road		4,698	5	5.5	\$3,495,000	Under Contract
307 Waterfowl Road		5,580	5	5.5	\$5,795,000	Under Contract

KEY: ✓ Transactions where I assisted the buyer, seller, or both

*HHIMLS is the source for this data.

Re-Sale Home Spotlights

26 Plum Thicket Road



[Click Here to View Listing](#)

May River Forest

6,478
SQ.FT.

7
BED

7.5
BATH





Re-Sale Home Spotlights

27 Greenleaf Road



[Click Here to View Listing](#)

May River Forest

2,387
SQ.FT.

3
BED

3
BATH



Re-Sale Home Spotlights

426 Corley Street



[Click Here to View Listing](#)

Moreland Village

2,019
SQ.FT.

3
BED

3.5
BATH



Re-Sale Home Spotlights

14 Refuge Street



[Click Here to View Listing](#)

South Wilson

3,762
SQ.FT.

3
BED

3.5
BATH





Re-Sale Home Spotlights

245 Davies Road



Moreland

4,560
SQ.FT.

5
BED

5.5
BATH



Re-Sale Home Spotlights

15 South Drayton Street



Wilson Village

2,156
SQ.FT.

4
BED

4
BATH



Quarter 2: April - June 2026

Re-Sale Home Spotlights

6 Greenleaf Road



May River Forest

1,648
SQ.FT.

3
BED

3
BATH



Re-Sale Home Spotlights

452 Davies Road



Moreland

4,715
SQ.FT.

6
BED

6.5
BATH



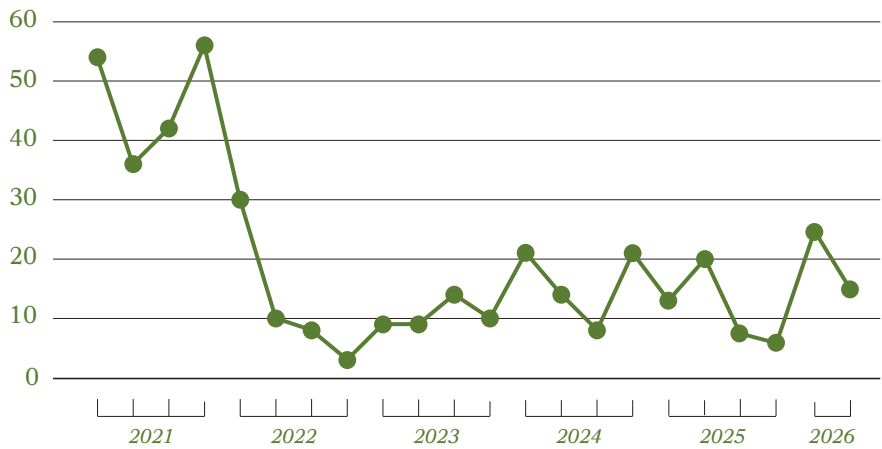
Re-Sale Homesite Sales in Palmetto Bluff

ADDRESS	NEIGHBORHOOD	LIST PRICE	SALE PRICE
509 Davies Road	Moreland	\$425,000	\$405,000
12 Red Knot Road	✓ River Road	\$595,000	\$562,500
35 Flicker Street	Moreland	\$638,000	\$638,000
152 Vinson Road	Moreland	\$795,000	\$727,000
196 Vinson Road	Moreland	\$795,000	\$775,000
145 Red Ochre Road	River Road	\$1,445,000	\$1,445,000
67 Lupine Road	Moreland	\$795,000	Under Contract
7 Irene Street	South Wilson	\$950,000	Under Contract

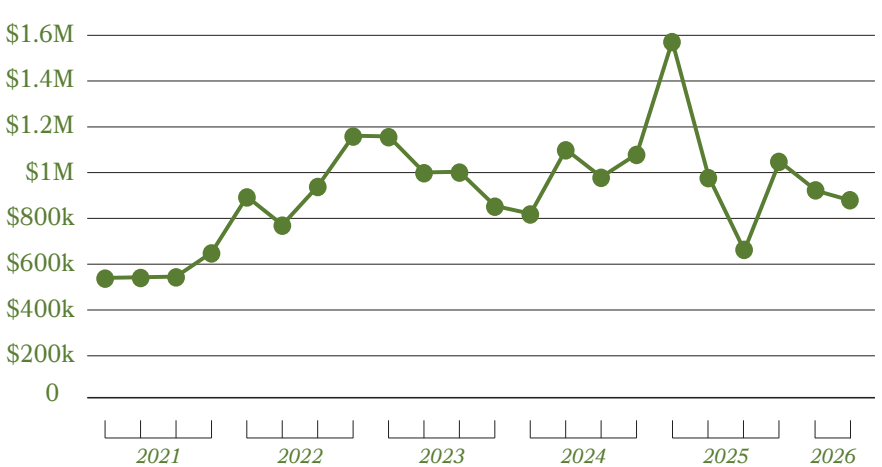
KEY: ✓ Transaction where I assisted the buyer

*HHIMLS is the source for this data.

Community-Wide Homesites Under Contract by Quarter
in Palmetto Bluff



Community-Wide Average Closing Price of Homesites by Quarter
in Palmetto Bluff



8

Re-Sale Homesites
Closed or Pending

\$759k

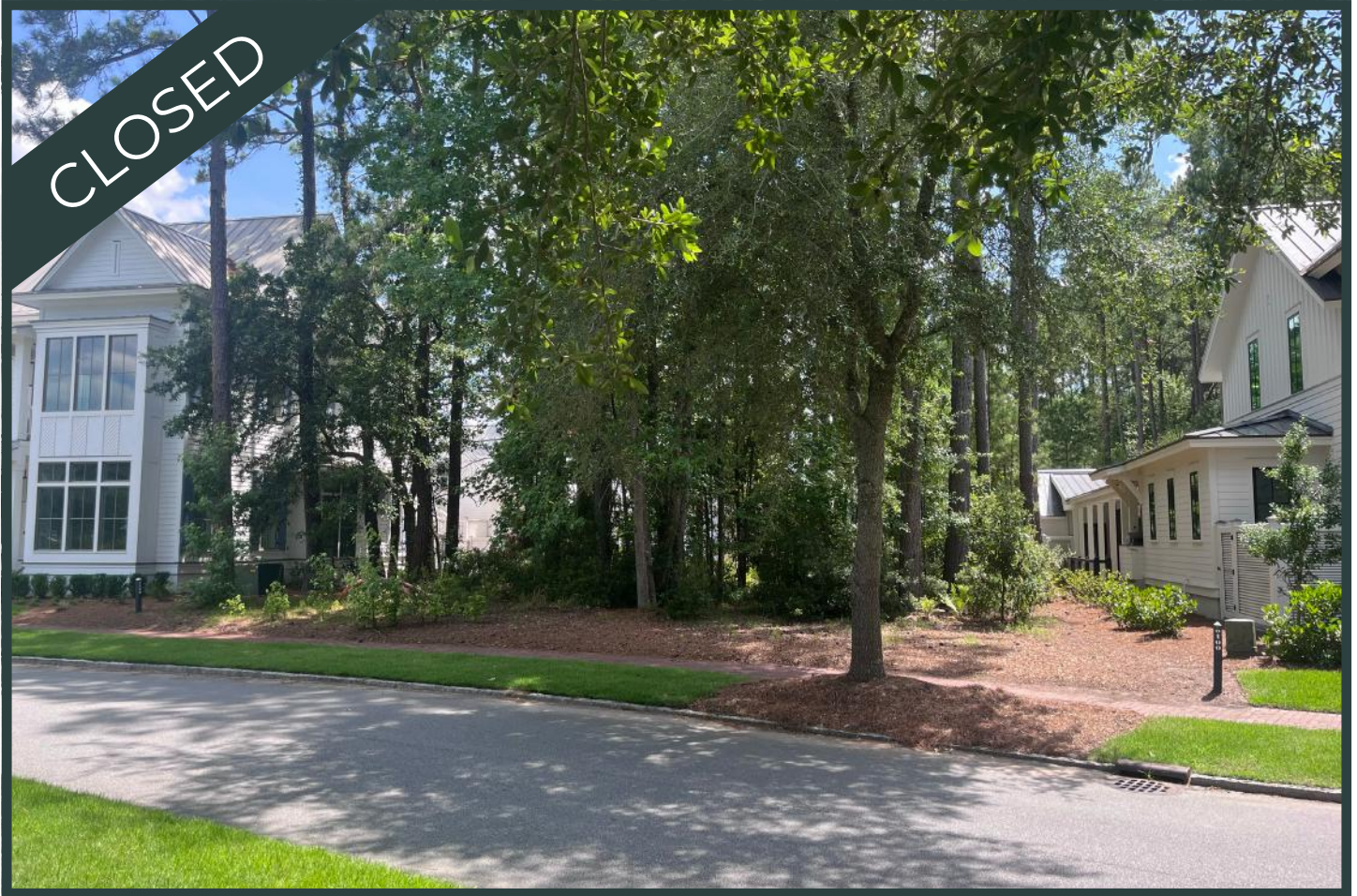
Re-Sale Homesites
Average Closing Price

73

Resale Homesites
Median Days on Market

Re-Sale Homesite Sales in Palmetto Bluff

12 Red Knot Road



The Power of eXp Realty

At the close of 2025, eXp Realty became the #1 real estate brokerage in the United States by transaction count, with more than \$194 billion in closed sales volume and a network of over 83,000 agents worldwide.

I'm honored to have been recognized as eXp Realty's #1 individual agent by sales volume for the first half of 2026. My affiliation with eXp Luxury provides my clients with a distinct advantage by combining elevated luxury branding with the global reach of the world's largest cloud-based real estate brokerage. Through this platform, every listing receives targeted exposure to qualified luxury buyers across premier media outlets including The Wall Street Journal, Robb Report, Mansion Global, and Unique Homes, helping ensure exceptional visibility for every property I represent.



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