

LIVING LOCAL

with Patty Miller

YOUR LOCAL NEIGHBORHOOD REAL ESTATE NEWSLETTER

JUNE 2026

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Maximizing Affordability

IN TODAY'S MARKET

Even as conditions stabilize in 2026, buyers are still navigating affordability challenges. Here are practical ways to make your money go further:

- **Explore Rate Buydowns:** Some lenders and sellers are offering temporary or permanent rate buydowns, which can reduce monthly payments and ease the upfront cost of homeownership.
- **Consider Smaller or Emerging Markets:** Expanding your search radius into suburban or growing neighborhoods can reveal more affordable opportunities while still offering long-term value growth.
- **Leverage Assistance Programs:** State and local down payment assistance programs continue to evolve, making it easier for first-time buyers to get started.
- **Focus on Total Monthly Costs:** Beyond the purchase price, consider property taxes, insurance, and utilities when comparing homes. Sometimes a slightly higher-priced home with lower carrying costs is the smarter buy.
- **Stay Flexible on “Must-Haves”:** Buyers who prioritize core needs (like location or bedrooms) and stay open on finishes or upgrades often find better deals.

Additionally, keeping an eye on market trends can provide insights into the best times to buy or renegotiate. Collaborating with a knowledgeable real estate agent can also uncover hidden gems and overlooked opportunities. Moreover, understanding your financial situation thoroughly will empower you to make informed decisions throughout the home-buying process.

With thoughtful strategy, today's buyers can still find homes that fit both lifestyle and budget.





MARKET UPDATE

JUNE 2025 - JUNE 2026



NEW LISTINGS



SOLD LISTINGS



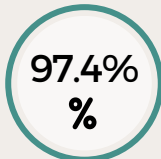
DAYS ON MARKET



AVG. LIST PRICE



AVG. SALE PRICE



SALE PRICE RATIO







FEATURED LISTING

90 RAINES WAY OKATIE, SC 29909



Lowcountry living awaits you at this meticulously maintained Aspire model in one of the area's newest gated, river-front communities, Malind Bluff. This four bedroom, two & a half bathroom was built in 2021 and offers the ideal blend of comfort, functionality and thoughtful upgrades. The open-concept design on the first level includes a gourmet kitchen with a natural gas cooktop, upgraded appliances and farmhouse sink as well as a flex/office space and half-bath for guests. Upstairs you will find a generously sized primary suite with tray ceilings, walk in closet and a large ensuite bathroom. Three additional bedrooms are located on the second level as well as a full bath, laundry room and a cozy loft area providing extra space for guests or a perfect place to curl up with a good book. A welcoming front porch sets the tone for classic Lowcountry living.

LISTED AT: \$485,000

 \$485,000	 2,300	 4 BEDS	 3.5 BATHS
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WHY SUMMER LISTINGS ATTRACT SERIOUS BUYERS

Some homeowners hesitate to list their properties during the summer, but June can be one of the best months to sell for several reasons.

Firstly, there are motivated buyers. Many families aim to settle into a new home before the school year begins, which means they are actively searching and eager to close deals quickly. This urgency can lead to competitive offers and favorable terms for sellers.

Additionally, the longer days of summer offer more daylight hours, allowing for more showings and enhancing the home's natural appeal with abundant sunlight. Potential buyers can see the property in the best possible light, making it more inviting and attractive.

Moreover, June aligns with the peak of relocation season. Many job transfers and corporate moves occur mid-year, prompting employees to find new homes promptly. This influx of potential buyers, driven by career changes, increases the demand for homes during this time.

Finally, the vibrant summer landscape can enhance curb appeal, making homes even more enticing! This combination of factors makes June an ideal time for homeowners to consider listing their properties.



June

MAINTENANCE CHECKLIST

- ✓ CLEAN GARBAGE DISPOSAL
- ✓ CLEAN BATHROOM FANS
- ✓ INSPECT OUTDOOR LIGHTING
- ✓ CHECK SMOKE/CO2 DETECTORS
- ✓ ORGANIZE PANTRY

HURRICANE PREP

FOR A SAFE SUMMER

June marks the beginning of Hurricane Season and being prepared can make a significant impact for your family. Here are some important tips to remember:

1. Build an Emergency Supply Kit to include the following prior to evacuation: Water, non-perishable food, medications, first aid supplies, flashlights, batteries, important documents, personal items and pet supplies.
2. Prepare Your Home. Trim trees and remove weak branches to prevent damage from high winds. Secure outdoor furniture and loose items. Seal gaps and inspect your roof, doors and windows. Clean gutters to reduce flooding risk.
3. Evacuation Planning. Create a hurricane evacuation plan with multiple routes to safe locations. Identify shelters, including pet-friendly options or plan to stay with relatives or friends. Keep vehicles fueled and ready. Include special considerations for children, seniors & pets.
4. Insurance and Documentation. Verify your insurance coverage for hurricanes and flooding. Organize important documents such as IDs, medical records and insurance policies.
5. Stay informed. Monitor forecasts and alerts via multiple sources, including NOAA, local news and weather apps. Sign up for emergency notifications from local authorities.
6. Understand post-storm safety and recovery procedures, including mental health resources for children & adults.

DESIGNING A VACATION-READY

Staycation Space

Not planning to travel this summer? Why not turn your home into a serene retreat where relaxation and leisure embrace you at every turn:

Create cozy backyard lounges with comfortable hammocks and inviting outdoor daybeds, perfect for unwinding under the stars or basking in the sun.

Consider incorporating charming water features, such as delightful small fountains or refreshing stock-tank pools, to create instant relaxation with the soothing sounds of flowing water.

Elevate your space by adding indoor spa touches like luxurious, fluffy towels, aromatic candles, and calming playlists that whisk you away to a world of tranquility.

Design outdoor dining spaces with elegant bistro tables and enchanting string lights to capture the delightful ambiance of a cozy café right in your own backyard.

small business

SPOTLIGHT

Alljoy Donut Company

22 Heyward St. Bluffton, SC

With a balance of perennial favorites like apple fritters and Reese's donuts, to creative collaborations like our Burnt Church Distillery series, we've crafted something for every palate.

www.alljoydonut.com



bluffton
LOCAL EVENTS

JUNE 1 - JUNE 27

The Society of Bluffton Artists presents "Moments of Stillness" Featuring Artist Carol Dulude at 7 Church Street. For more information call (843) 757-6586.

JUNE 12

Fridays at the FOODseum with Shane Rahn of Palmetto Bluff Farmers Market from 10:30 AM to 12:30 PM at 1 Venture Drive in the Buckwalter Place Shopping Center. Admission is \$75 per person. For more information call 843-684-0923.

JUNE 12

Movie Nights in the Park from 5:00 PM - 8:00 PM at New Riverside Park featuring Shrek. Music & bounce houses begin at 5:00 PM and the movie will start at 6:00 PM. Admission is free.

JUNE 12 - JUNE 28

The May River Theatre presents, "Sweeney Todd. The Demon Barber of Fleet Street" at the Ulmer Auditorium located at 20 Bridge Street, Monday through Saturday beginning at 7:30 PM & Sunday beginning at 2:00 PM. Tickets range from \$30 - \$35.



CALL ME FOR

A *free* MARKET ANALYSIS

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