

Local Market Update – January 2023

A Research Tool Provided by REsides, Inc. and the Hilton Head Area Association of REALTORS®



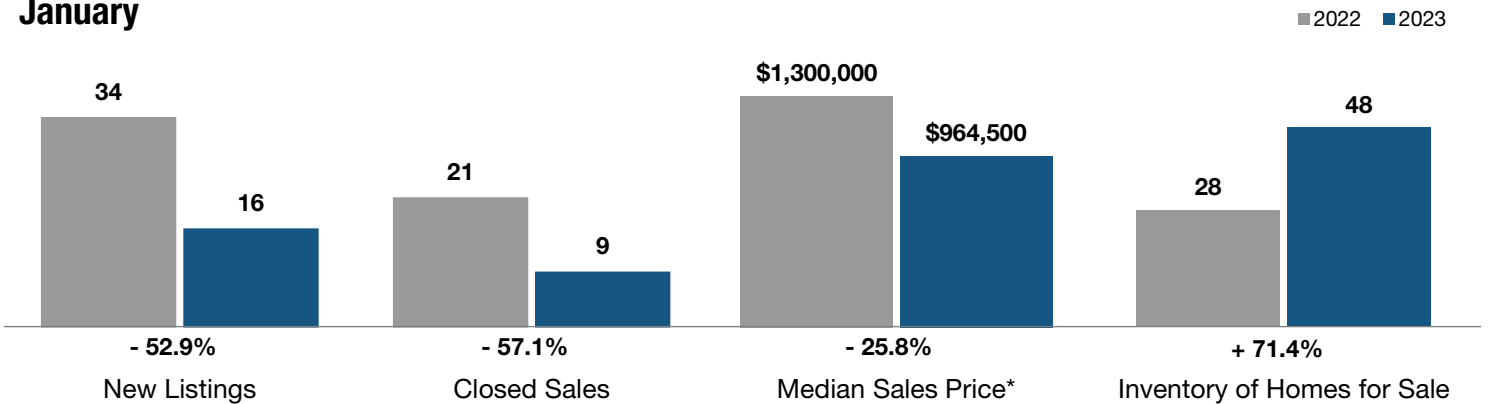
Sea Pines

Detached Homes Only

Key Metrics	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	34	16	- 52.9%	34	16	- 52.9%
Closed Sales	21	9	- 57.1%	21	9	- 57.1%
Median Sales Price*	\$1,300,000	\$964,500	- 25.8%	\$1,300,000	\$964,500	- 25.8%
Percent of List Price Received*	99.6%	98.1%	- 1.4%	99.6%	98.1%	- 1.4%
Days on Market Until Sale	74	105	+ 41.3%	74	105	+ 41.3%
Inventory of Homes for Sale	28	48	+ 71.4%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

January



Historical Median Sales Price Rolling 12-Month Calculation

