

Local Market Update – February 2023

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



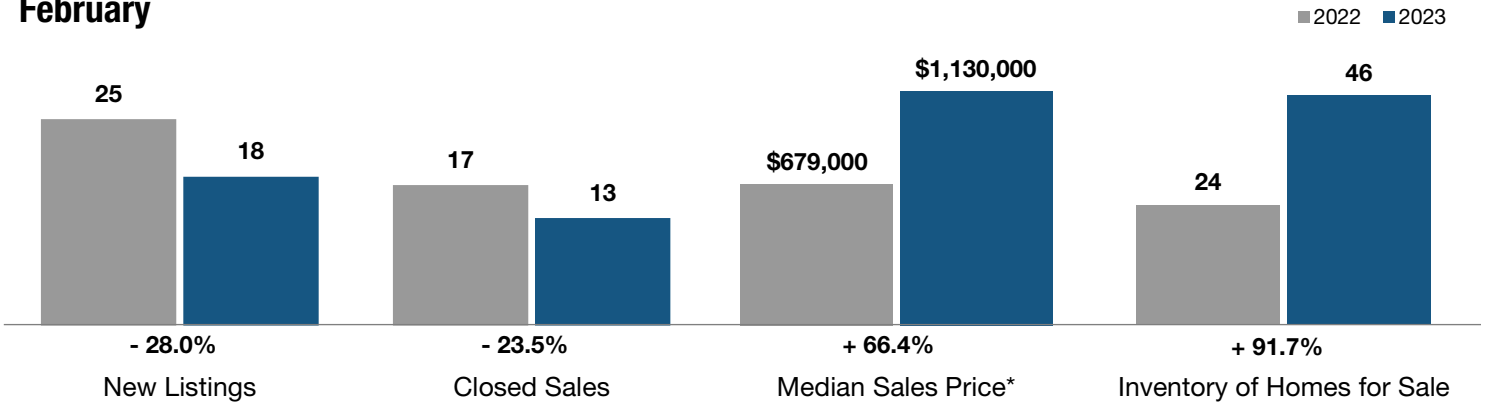
Sea Pines

Detached Homes Only

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	25	18	- 28.0%	59	34	- 42.4%
Closed Sales	17	13	- 23.5%	38	22	- 42.1%
Median Sales Price*	\$679,000	\$1,130,000	+ 66.4%	\$1,025,000	\$1,055,000	+ 2.9%
Percent of List Price Received*	98.9%	95.5%	- 3.5%	99.3%	96.6%	- 2.7%
Days on Market Until Sale	50	97	+ 95.6%	63	100	+ 58.6%
Inventory of Homes for Sale	24	46	+ 91.7%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation

