

Local Market Update – August 2023

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



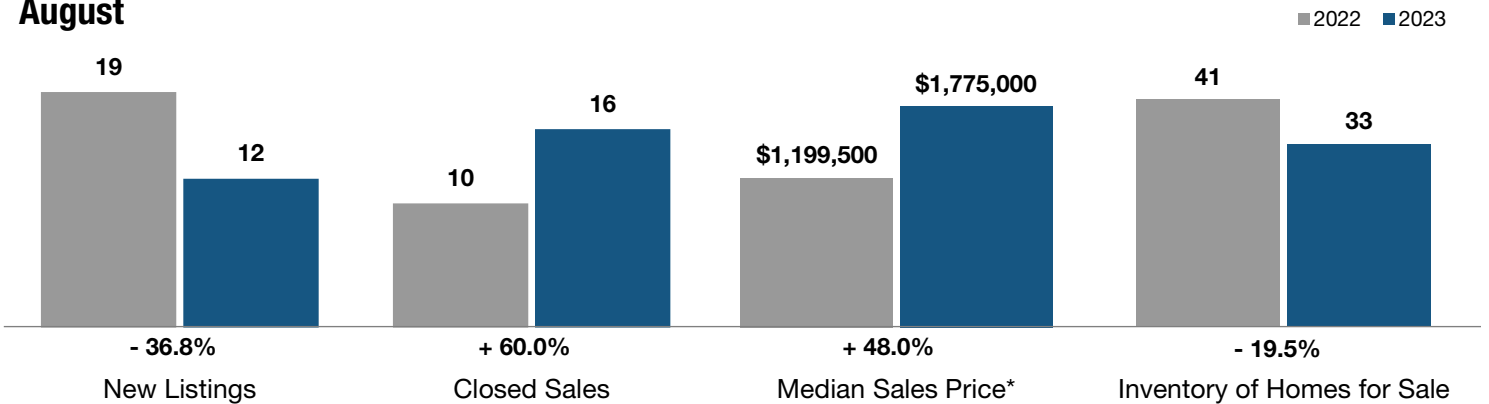
Sea Pines

Detached Homes Only

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	19	12	- 36.8%	164	122	- 25.6%
Closed Sales	10	16	+ 60.0%	118	100	- 15.3%
Median Sales Price*	\$1,199,500	\$1,775,000	+ 48.0%	\$1,710,000	\$1,687,000	- 1.3%
Percent of List Price Received*	98.8%	97.6%	- 1.2%	100.3%	98.3%	- 1.9%
Days on Market Until Sale	61	73	+ 19.9%	82	94	+ 15.1%
Inventory of Homes for Sale	41	33	- 19.5%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

