

# Local Market Update – October 2023

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



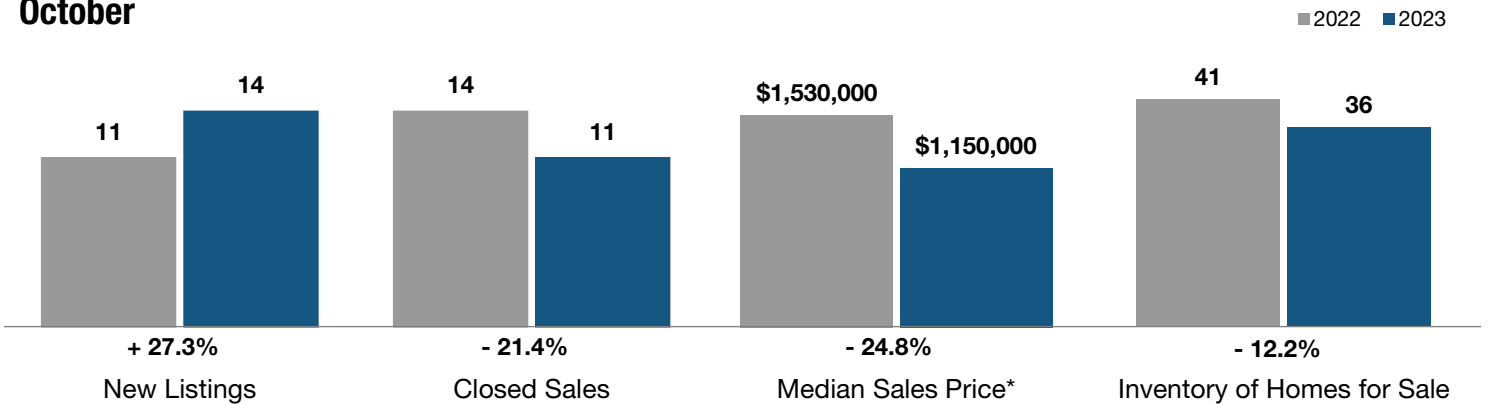
## Sea Pines

Detached Homes Only

Key Metrics	October			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	11	14	+ 27.3%	192	157	- 18.2%
Closed Sales	14	11	- 21.4%	142	123	- 13.4%
Median Sales Price*	\$1,530,000	\$1,150,000	- 24.8%	\$1,650,000	\$1,600,000	- 3.0%
Percent of List Price Received*	94.8%	96.5%	+ 1.7%	99.6%	97.9%	- 1.8%
Days on Market Until Sale	136	87	- 36.0%	87	95	+ 9.0%
Inventory of Homes for Sale	41	36	- 12.2%	--	--	--

\* 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.

### October



### Historical Median Sales Price Rolling 12-Month Calculation

