Local Market Update – February 2021

A Research Tool Provided by the Multiple Listing Service of
Hilton Head Island and the Hilton Head Area Association of REALTORS®

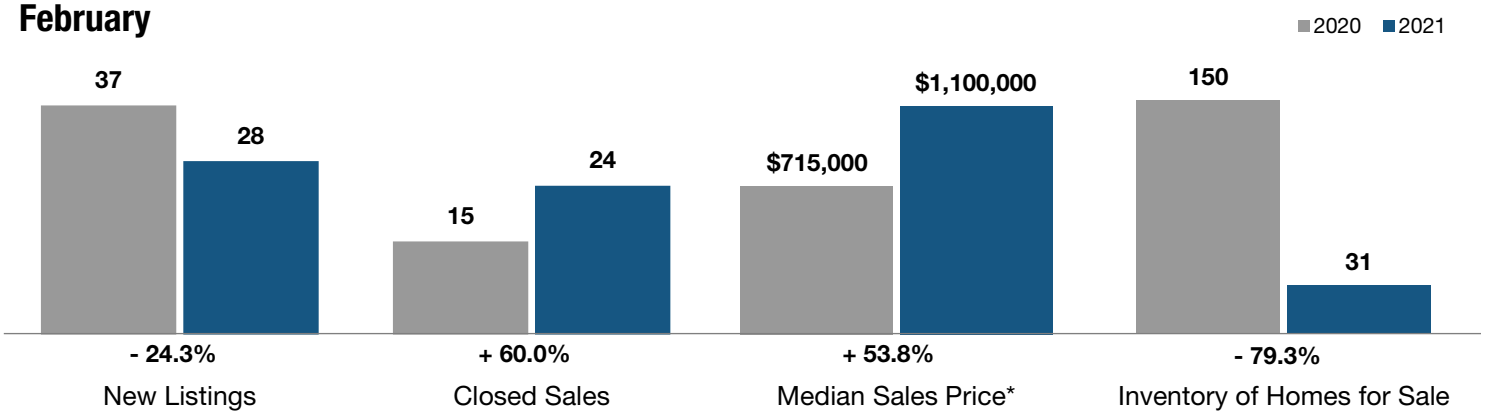
1: Sea Pines

Detached Homes Only

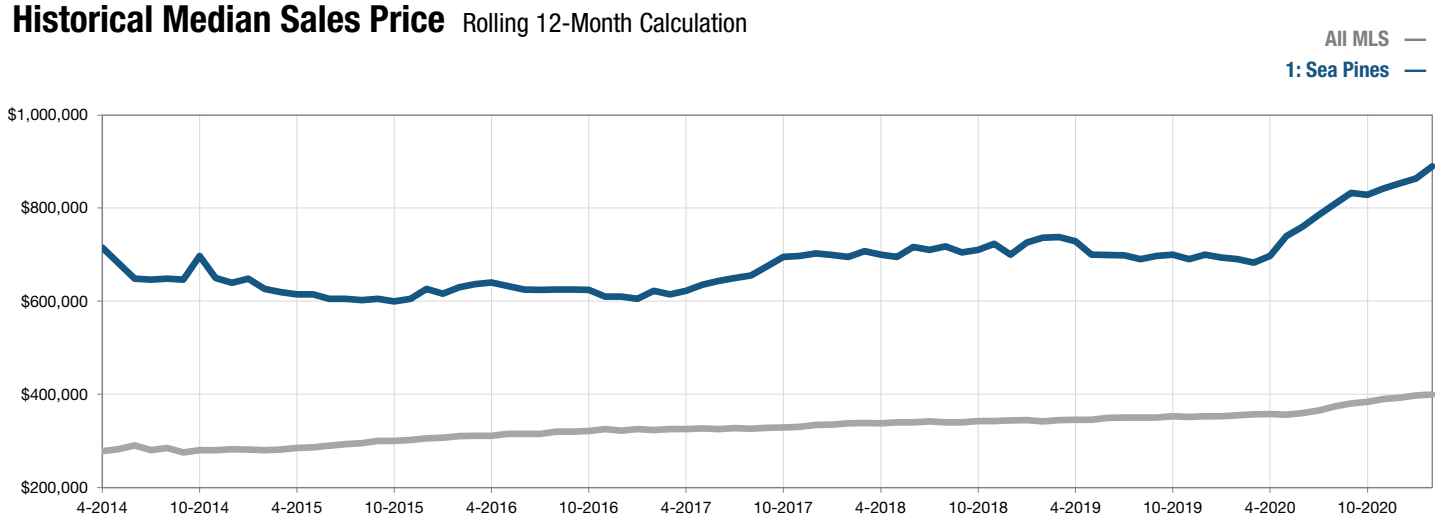
	February			Year to Date		
Key Metrics	**2020**	**2021**	Percent Change	**2020**	**2021**	Percent Change
New Listings	37	**28**	- 24.3%	66	**55**	- 16.7%
Closed Sales	15	**24**	+ 60.0%	23	**54**	+ 134.8%
Median Sales Price*	$715,000	**$1,100,000**	+ 53.8%	$662,000	**$1,000,000**	+ 51.1%
Percent of List Price Received*	95.4%	**95.6%**	+ 0.2%	95.9%	**95.9%**	- 0.0%
Days on Market Until Sale	232	**162**	- 30.3%	213	**145**	- 31.9%
Inventory of Homes for Sale	150	**31**	- 79.3%	--	**--**	--

* 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



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