

Local Market Update – April 2023

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



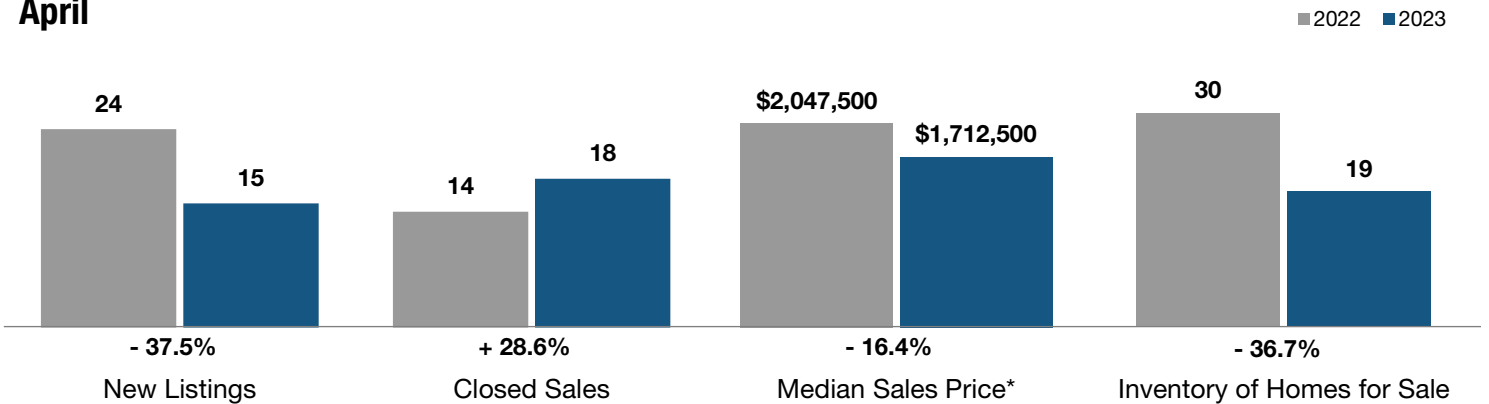
Sea Pines

Detached Homes Only

| Key Metrics | April | | | Year to Date | | |
|---------------------------------|-------------|-------------|----------------|--------------|-------------|----------------|
| | 2022 | 2023 | Percent Change | 2022 | 2023 | Percent Change |
| New Listings | 24 | 15 | - 37.5% | 92 | 56 | - 39.1% |
| Closed Sales | 14 | 18 | + 28.6% | 57 | 45 | - 21.1% |
| Median Sales Price* | \$2,047,500 | \$1,712,500 | - 16.4% | \$1,800,000 | \$1,400,000 | - 22.2% |
| Percent of List Price Received* | 101.4% | 99.9% | - 1.5% | 100.5% | 98.5% | - 2.0% |
| Days on Market Until Sale | 101 | 87 | - 13.8% | 81 | 94 | + 16.0% |
| Inventory of Homes for Sale | 30 | 19 | - 36.7% | -- | -- | -- |

* 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.

April



Historical Median Sales Price Rolling 12-Month Calculation

