

Local Market Update – May 2023

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

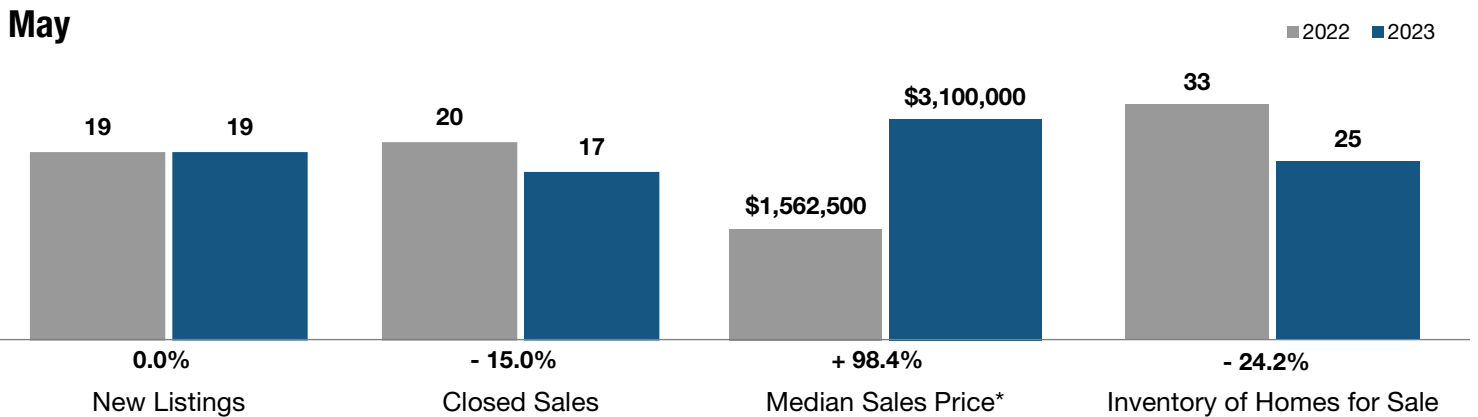


Sea Pines

Detached Homes Only

Key Metrics	May			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	19	19	0.0%	111	75	- 32.4%
Closed Sales	20	17	- 15.0%	77	62	- 19.5%
Median Sales Price*	\$1,562,500	\$3,100,000	+ 98.4%	\$1,750,000	\$1,482,500	- 15.3%
Percent of List Price Received*	101.4%	98.0%	- 3.4%	100.7%	98.3%	- 2.3%
Days on Market Until Sale	75	128	+ 71.3%	79	103	+ 30.1%
Inventory of Homes for Sale	33	25	- 24.2%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation

