

Local Market Update – May 2023

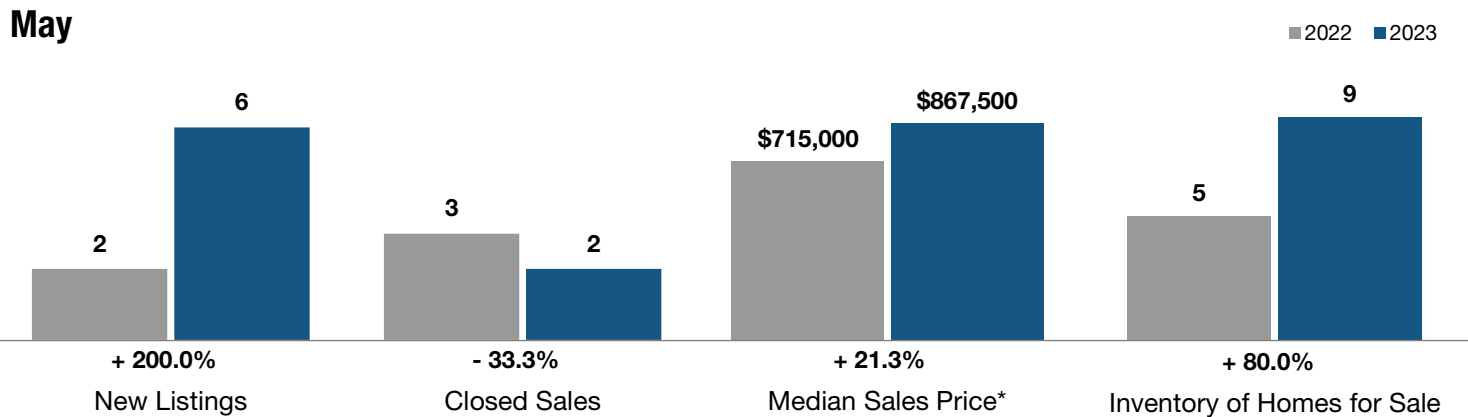
A Research Tool Provided by REsides, Inc. and the Hilton Head Area Association of REALTORS®



Windmill Harbour

Key Metrics	May			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	2	6	+ 200.0%	13	17	+ 30.8%
Closed Sales	3	2	- 33.3%	12	4	- 66.7%
Median Sales Price*	\$715,000	\$867,500	+ 21.3%	\$678,000	\$1,125,000	+ 65.9%
Percent of List Price Received*	105.9%	96.5%	- 8.9%	100.1%	98.3%	- 1.8%
Days on Market Until Sale	42	44	+ 4.8%	59	44	- 25.4%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--

* 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

