

# Local Market Update – July 2023

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

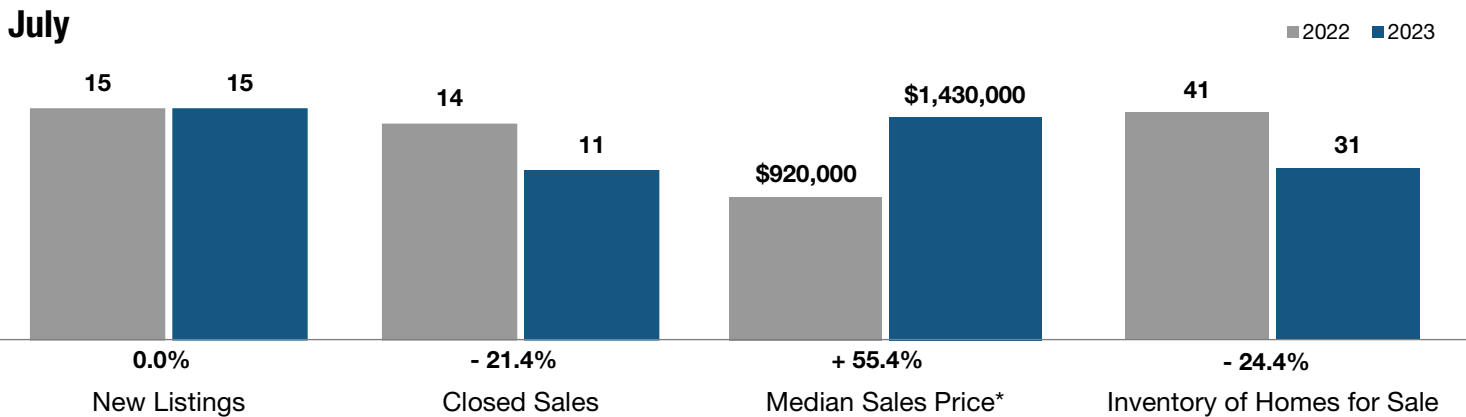


## Sea Pines

Detached Homes Only

Key Metrics	July			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	15	15	0.0%	145	109	- 24.8%
Closed Sales	14	11	- 21.4%	108	84	- 22.2%
Median Sales Price*	\$920,000	\$1,430,000	+ 55.4%	\$1,750,000	\$1,637,500	- 6.4%
Percent of List Price Received*	97.8%	97.2%	- 0.6%	100.4%	98.5%	- 1.9%
Days on Market Until Sale	69	102	+ 48.4%	84	98	+ 17.2%
Inventory of Homes for Sale	41	31	- 24.4%	--	--	--

\* 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

