

Local Market Update – August 2023

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



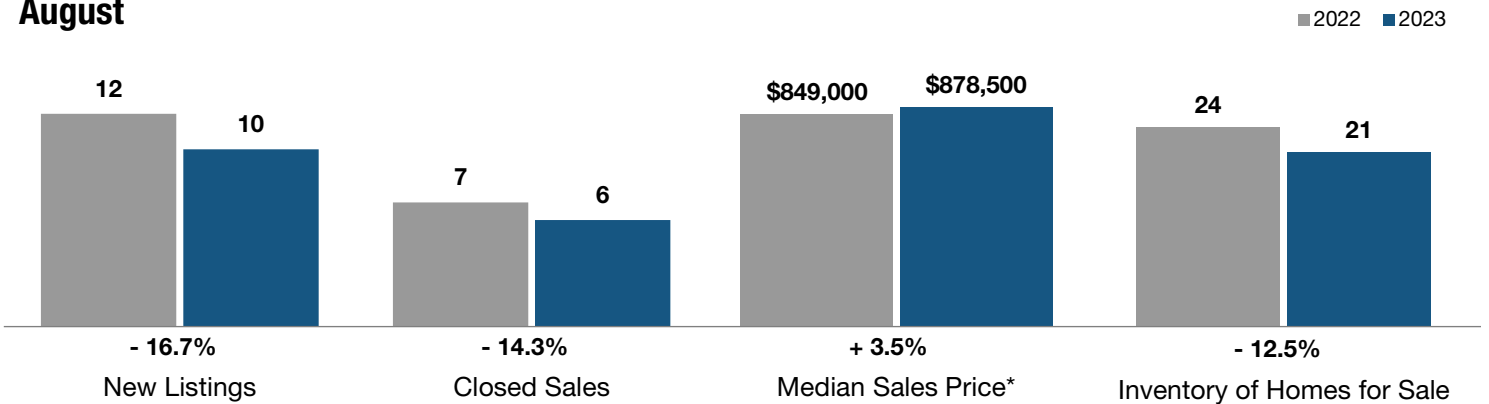
Sea Pines

Condos / Villas Only

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	12	10	- 16.7%	127	103	- 18.9%
Closed Sales	7	6	- 14.3%	112	78	- 30.4%
Median Sales Price*	\$849,000	\$878,500	+ 3.5%	\$753,100	\$753,000	- 0.0%
Percent of List Price Received*	100.8%	98.7%	- 2.1%	101.3%	98.8%	- 2.5%
Days on Market Until Sale	53	117	+ 121.4%	64	76	+ 19.0%
Inventory of Homes for Sale	24	21	- 12.5%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

