

Local Market Update – September 2023

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



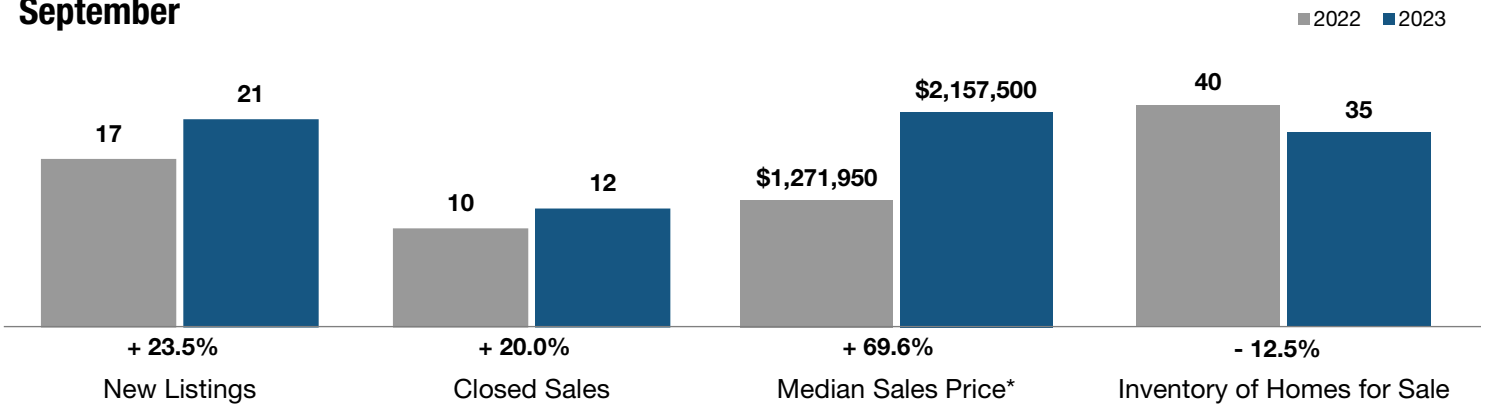
Sea Pines

Detached Homes Only

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	17	21	+ 23.5%	181	143	- 21.0%
Closed Sales	10	12	+ 20.0%	128	112	- 12.5%
Median Sales Price*	\$1,271,950	\$2,157,500	+ 69.6%	\$1,650,000	\$1,699,500	+ 3.0%
Percent of List Price Received*	98.7%	95.2%	- 3.6%	100.1%	98.0%	- 2.1%
Days on Market Until Sale	81	108	+ 34.0%	82	96	+ 17.0%
Inventory of Homes for Sale	40	35	- 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.

September



Historical Median Sales Price Rolling 12-Month Calculation

