

Local Market Update – December 2023

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



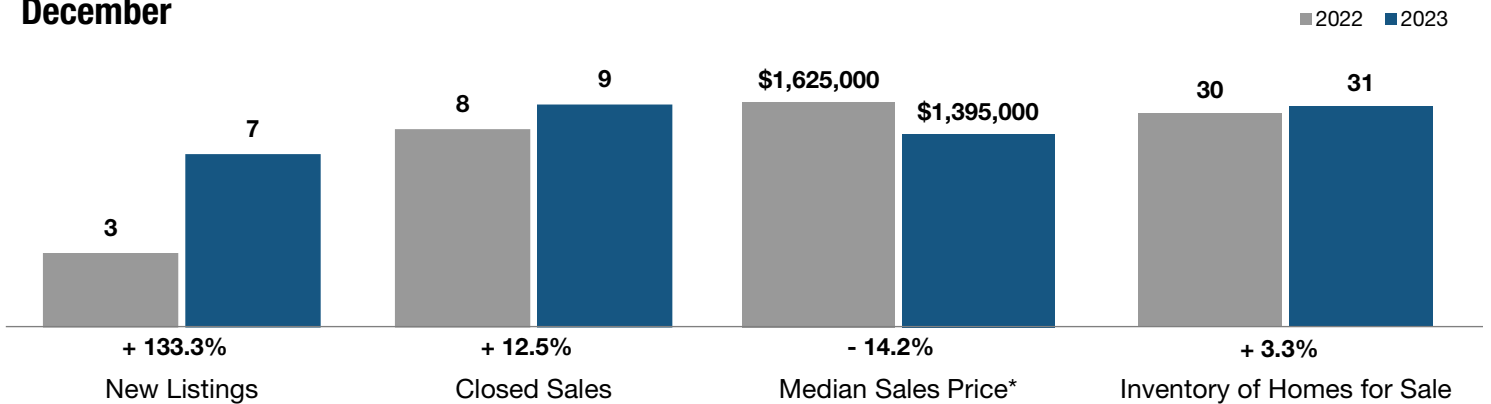
Sea Pines

Detached Homes Only

Key Metrics	December			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	3	7	+ 133.3%	205	178	- 13.2%
Closed Sales	8	9	+ 12.5%	163	145	- 11.0%
Median Sales Price*	\$1,625,000	\$1,395,000	- 14.2%	\$1,650,000	\$1,550,000	- 6.1%
Percent of List Price Received*	95.5%	97.3%	+ 1.9%	99.2%	97.7%	- 1.6%
Days on Market Until Sale	123	62	- 49.9%	93	92	- 1.9%
Inventory of Homes for Sale	30	31	+ 3.3%	--	--	--

* 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.

December



Historical Median Sales Price Rolling 12-Month Calculation

