

# Local Market Update – April 2024

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



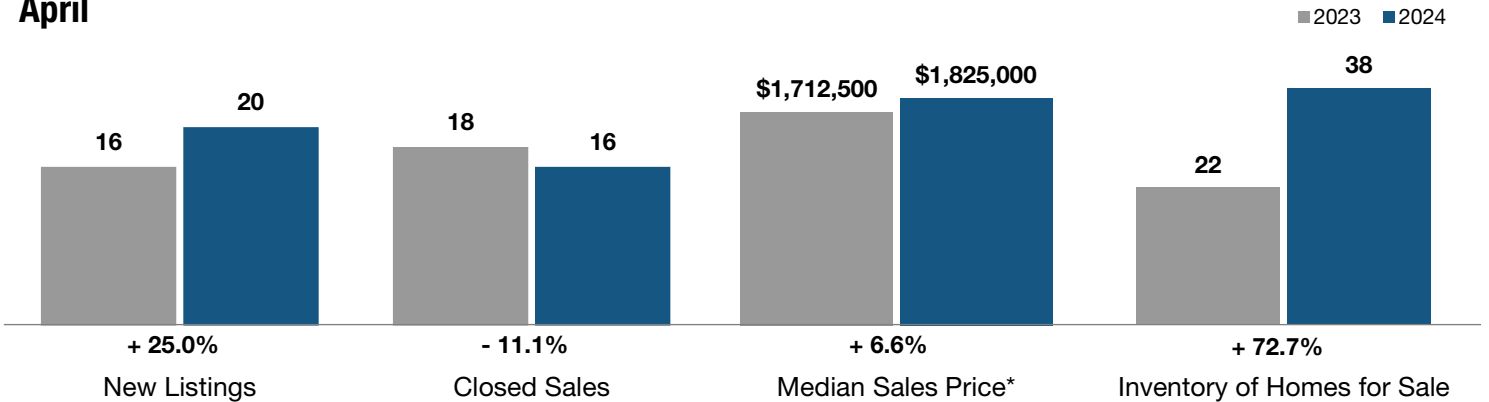
## Sea Pines

Detached Homes Only

Key Metrics	April			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	16	20	+ 25.0%	60	73	+ 21.7%
Closed Sales	18	16	- 11.1%	47	52	+ 10.6%
Median Sales Price*	\$1,712,500	\$1,825,000	+ 6.6%	\$1,349,000	\$1,487,500	+ 10.3%
Percent of List Price Received*	99.9%	95.5%	- 4.4%	98.5%	96.6%	- 2.0%
Cumulative Days on Market Until Sale	45	66	+ 45.5%	52	60	+ 16.3%
Inventory of Homes for Sale	22	38	+ 72.7%	--	--	--

\* 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.

### April



### Historical Median Sales Price Rolling 12-Month Calculation

