

# Local Market Update – July 2024

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

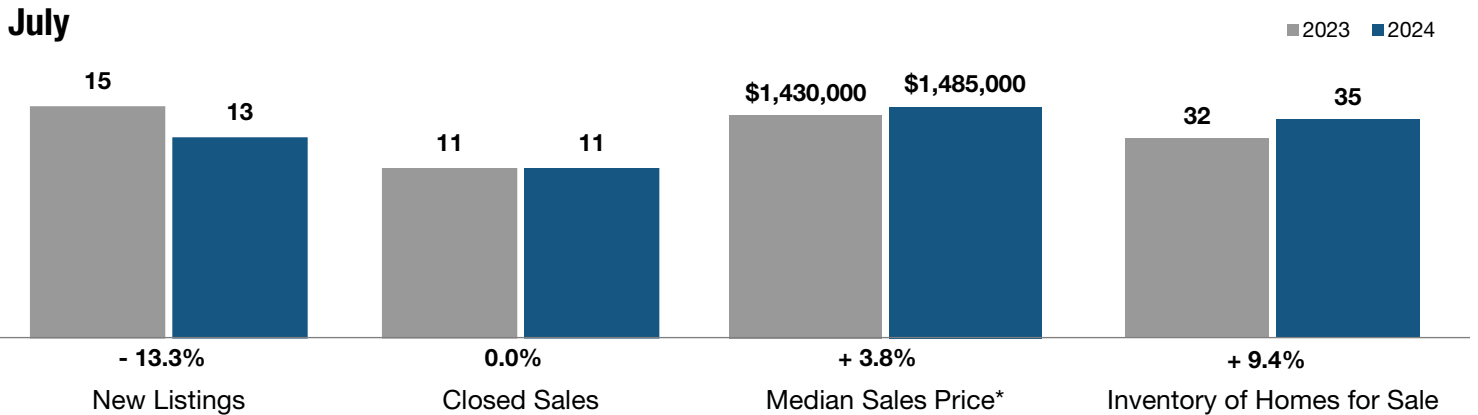


## Sea Pines

Detached Homes Only

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	15	13	- 13.3%	111	116	+ 4.5%
Closed Sales	11	11	0.0%	86	94	+ 9.3%
Median Sales Price*	\$1,430,000	\$1,485,000	+ 3.8%	\$1,550,000	\$1,462,500	- 5.6%
Percent of List Price Received*	97.2%	97.6%	+ 0.4%	98.5%	97.2%	- 1.4%
Cumulative Days on Market Until Sale	26	22	- 15.4%	50	55	+ 10.0%
Inventory of Homes for Sale	32	35	+ 9.4%	--	--	--

\* 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

