

Local Market Update – December 2022

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



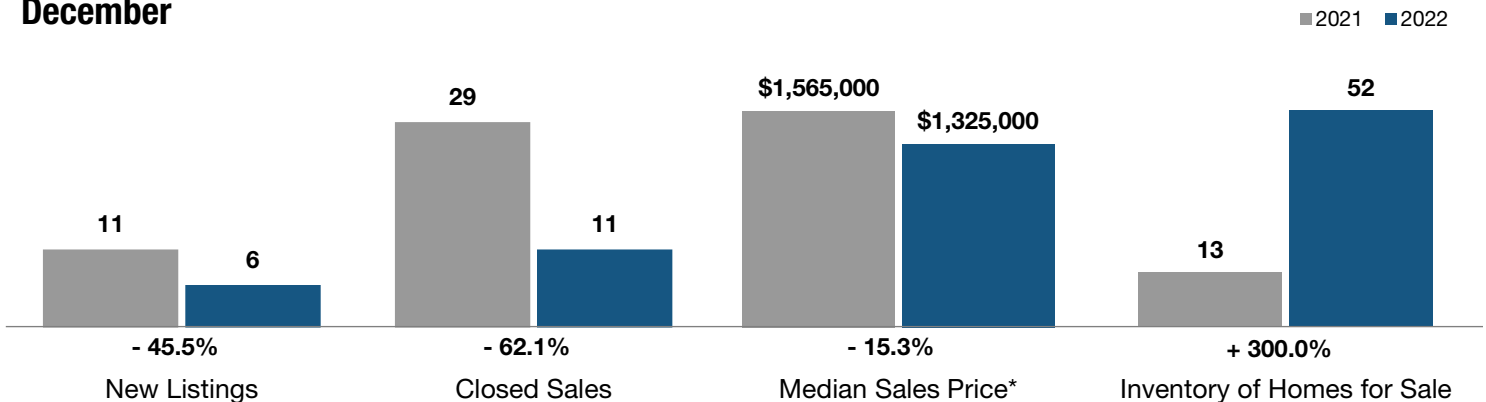
Sea Pines

Detached Homes Only

Key Metrics	December			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
New Listings	11	6	- 45.5%	310	301	- 2.9%
Closed Sales	29	11	- 62.1%	341	231	- 32.3%
Median Sales Price*	\$1,565,000	\$1,325,000	- 15.3%	\$1,150,000	\$1,275,000	+ 10.9%
Percent of List Price Received*	97.8%	96.3%	- 1.6%	97.9%	99.3%	+ 1.5%
Days on Market Until Sale	82	107	+ 31.3%	96	86	- 10.1%
Inventory of Homes for Sale	13	52	+ 300.0%	--	--	--

* 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

