

Local Market Update – February 2024

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



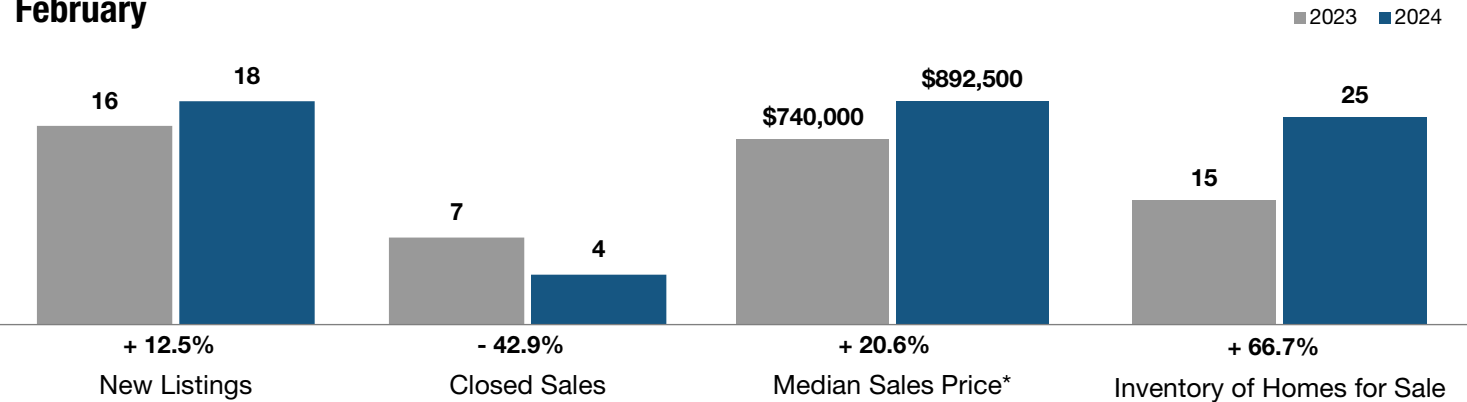
Sea Pines

Condos / Villas Only

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	16	18	+ 12.5%	26	26	0.0%
Closed Sales	7	4	- 42.9%	14	14	0.0%
Median Sales Price*	\$740,000	\$892,500	+ 20.6%	\$675,750	\$825,520	+ 22.2%
Percent of List Price Received*	98.3%	100.1%	+ 1.8%	97.3%	97.7%	+ 0.4%
Days on Market Until Sale	55	39	- 29.7%	85	72	- 15.3%
Inventory of Homes for Sale	15	25	+ 66.7%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation

