

# Local Market Update – February 2024

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



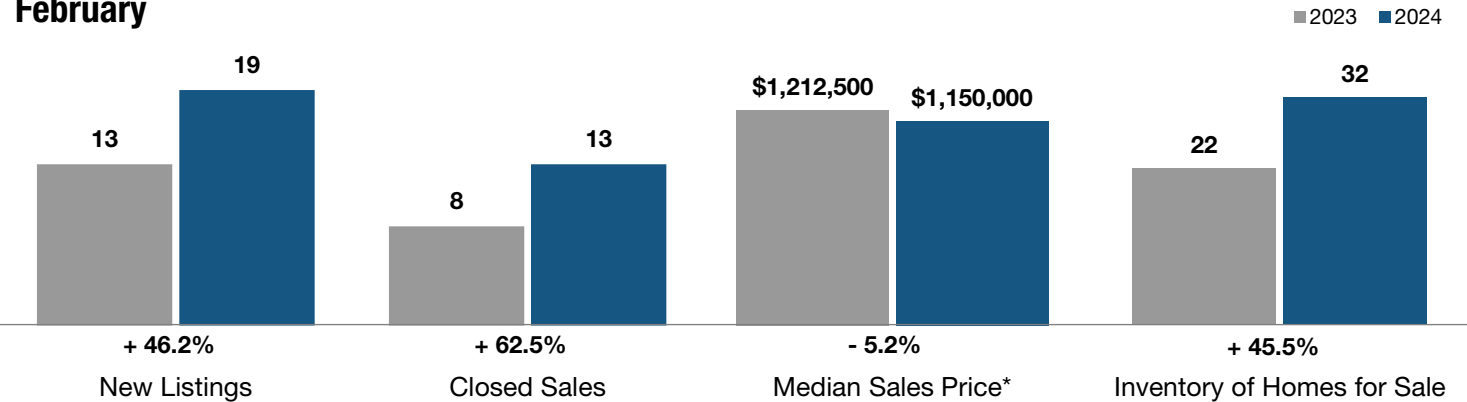
## Sea Pines

Detached Homes Only

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	13	19	+ 46.2%	25	32	+ 28.0%
Closed Sales	8	13	+ 62.5%	14	20	+ 42.9%
Median Sales Price*	\$1,212,500	\$1,150,000	- 5.2%	\$1,212,500	\$1,480,000	+ 22.1%
Percent of List Price Received*	94.3%	96.6%	+ 2.5%	96.4%	96.8%	+ 0.5%
Days on Market Until Sale	120	132	+ 9.4%	114	127	+ 11.9%
Inventory of Homes for Sale	22	32	+ 45.5%	--	--	--

\* 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

