

Local Market Update – July 2024

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

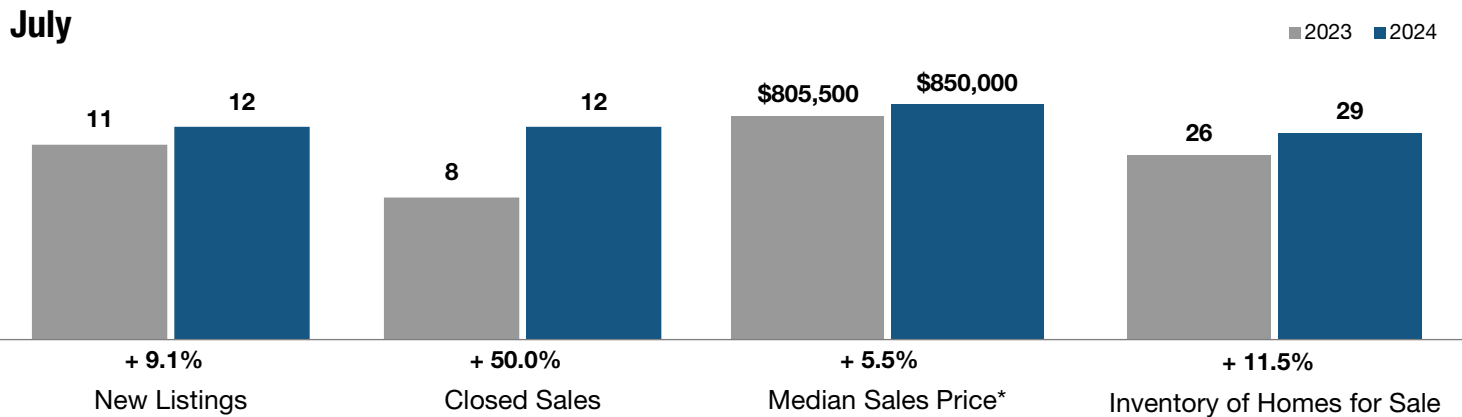


Sea Pines

Condos / Villas Only

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	11	12	+ 9.1%	93	102	+ 9.7%
Closed Sales	8	12	+ 50.0%	72	76	+ 5.6%
Median Sales Price*	\$805,500	\$850,000	+ 5.5%	\$750,000	\$817,520	+ 9.0%
Percent of List Price Received*	97.9%	98.1%	+ 0.2%	98.8%	98.2%	- 0.6%
Cumulative Days on Market Until Sale	22	56	+ 155.6%	35	41	+ 19.3%
Inventory of Homes for Sale	26	29	+ 11.5%	--	--	--

* 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.



Historical Median Sales Price

Rolling 12-Month Calculation

