

# Local Market Update – August 2024

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



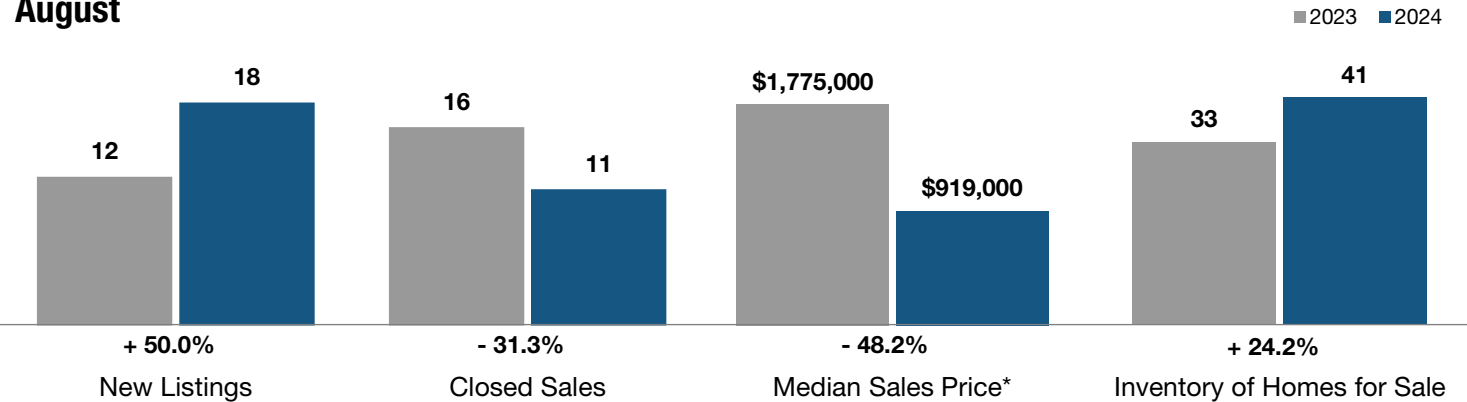
## Sea Pines

Detached Homes Only

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	12	18	+ 50.0%	123	134	+ 8.9%
Closed Sales	16	11	- 31.3%	102	105	+ 2.9%
Median Sales Price*	\$1,775,000	\$919,000	- 48.2%	\$1,637,500	\$1,410,000	- 13.9%
Percent of List Price Received*	97.6%	96.3%	- 1.4%	98.4%	97.1%	- 1.3%
Days on Market Until Sale	73	92	+ 25.4%	94	95	+ 1.4%
Inventory of Homes for Sale	33	41	+ 24.2%	--	--	--

\* 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.

### August



### Historical Median Sales Price Rolling 12-Month Calculation

