

Local Market Update – December 2024

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



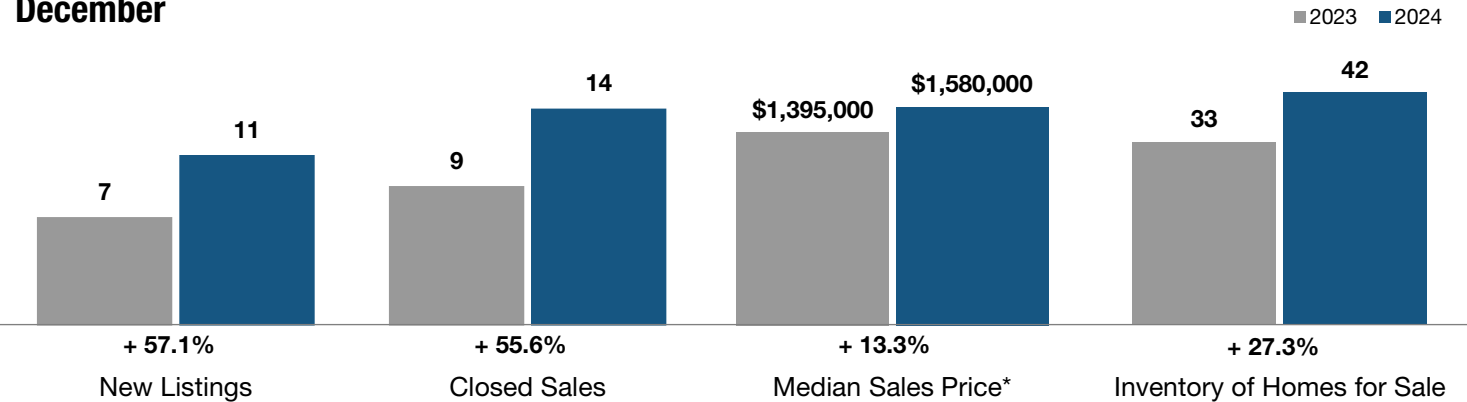
Sea Pines

Detached Homes Only

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	7	11	+ 57.1%	178	198	+ 11.2%
Closed Sales	9	14	+ 55.6%	145	154	+ 6.2%
Median Sales Price*	\$1,395,000	\$1,580,000	+ 13.3%	\$1,550,000	\$1,500,000	- 3.2%
Percent of List Price Received*	97.3%	97.1%	- 0.2%	97.6%	96.8%	- 0.9%
Days on Market Until Sale	62	94	+ 52.0%	92	97	+ 5.9%
Inventory of Homes for Sale	33	42	+ 27.3%	--	--	--

* 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

