

# Local Market Update – February 2021

A Research Tool Provided by the Multiple Listing Service of  
Hilton Head Island and the Hilton Head Area Association of REALTORS®



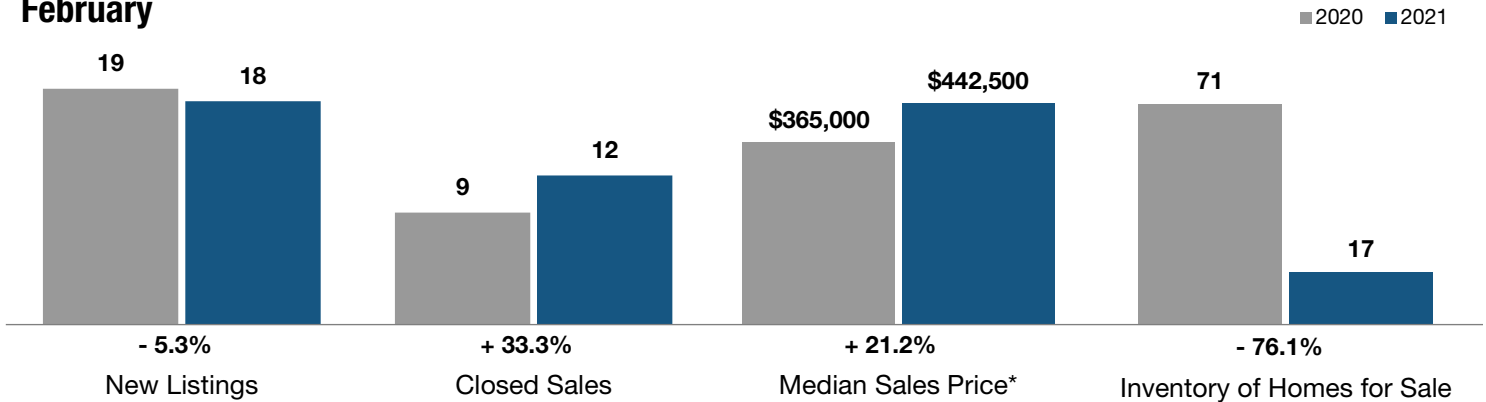
## 1: Sea Pines

Condos / Villas Only

| Key Metrics                     | February  |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2020      | 2021             | Percent Change | 2020         | 2021             | Percent Change |
| New Listings                    | 19        | 18               | - 5.3%         | 33           | 25               | - 24.2%        |
| Closed Sales                    | 9         | 12               | + 33.3%        | 16           | 23               | + 43.8%        |
| Median Sales Price*             | \$365,000 | <b>\$442,500</b> | + 21.2%        | \$420,000    | <b>\$490,000</b> | + 16.7%        |
| Percent of List Price Received* | 98.8%     | <b>98.0%</b>     | - 0.8%         | 97.9%        | <b>97.9%</b>     | - 0.1%         |
| Days on Market Until Sale       | 91        | 152              | + 66.1%        | 145          | 139              | - 4.3%         |
| Inventory of Homes for Sale     | 71        | 17               | - 76.1%        | --           | --               | --             |

\* 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

