

Local Market Update – May 2025

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

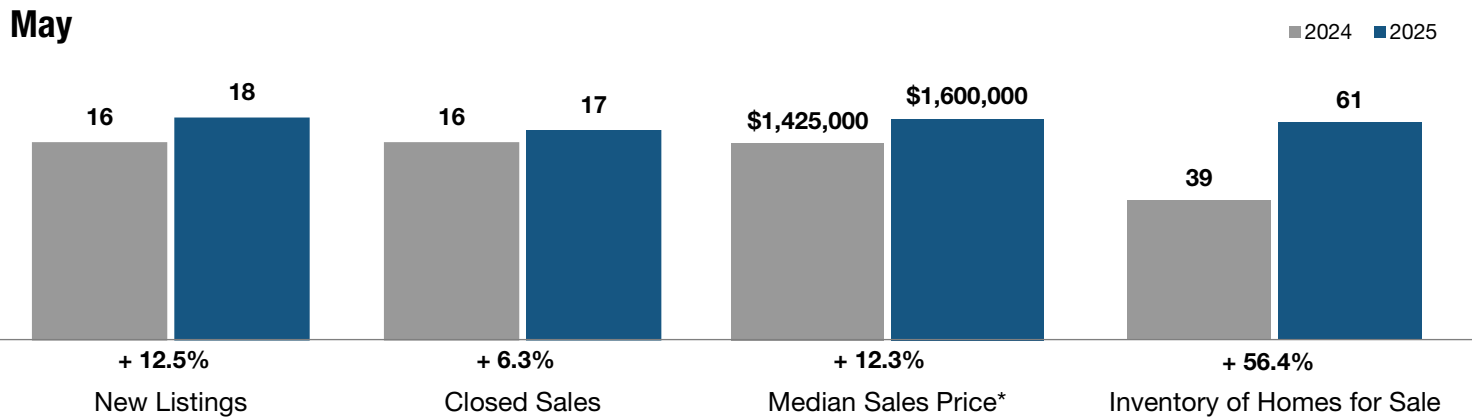


Sea Pines

Detached Homes Only

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	16	18	+ 12.5%	88	129	+ 46.6%
Closed Sales	16	17	+ 6.3%	69	85	+ 23.2%
Median Sales Price*	\$1,425,000	\$1,600,000	+ 12.3%	\$1,425,000	\$1,650,000	+ 15.8%
Percent of List Price Received*	96.9%	97.0%	+ 0.1%	96.6%	96.9%	+ 0.3%
Days on Market Until Sale	48	40	- 16.9%	53	45	- 13.9%
Inventory of Homes for Sale	39	61	+ 56.4%	--	--	--

* 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

