

Local Market Update – August 2025

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



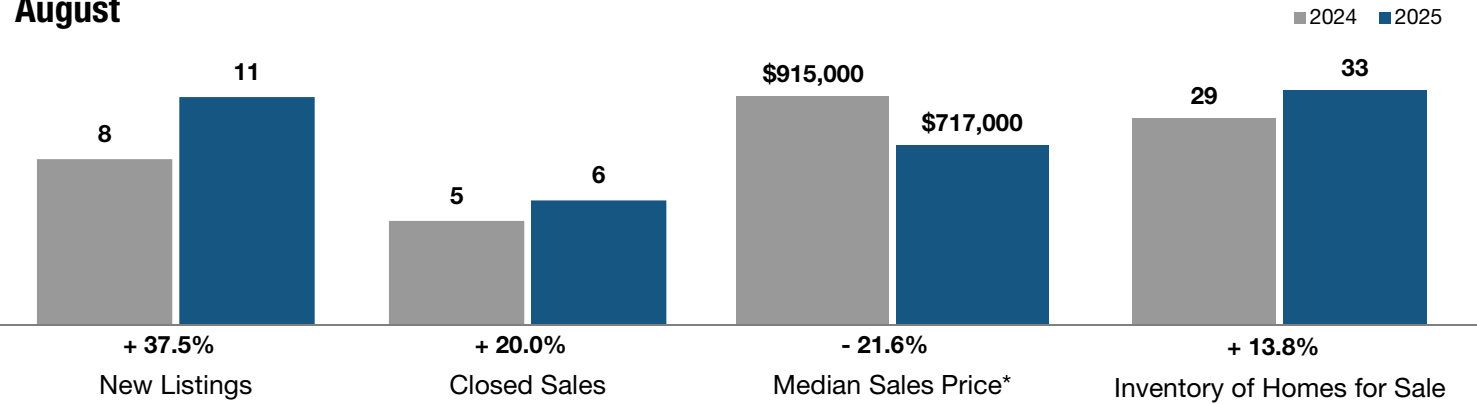
Sea Pines

Condos / Villas Only

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	8	11	+ 37.5%	108	113	+ 4.6%
Closed Sales	5	6	+ 20.0%	82	86	+ 4.9%
Median Sales Price*	\$915,000	\$717,000	- 21.6%	\$822,500	\$770,000	- 6.4%
Percent of List Price Received*	99.1%	97.3%	- 1.8%	98.3%	97.1%	- 1.2%
Days on Market Until Sale	13	102	+ 683.3%	33	62	+ 87.3%
Inventory of Homes for Sale	29	33	+ 13.8%	--	--	--

* 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

