

Local Market Update – August 2025

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



Sea Pines

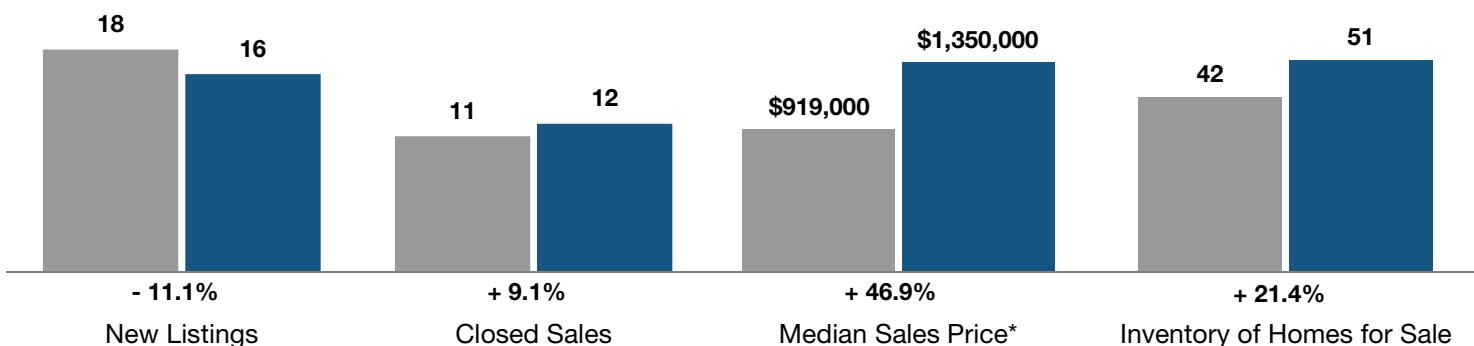
Detached Homes Only

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	18	16	- 11.1%	133	176	+ 32.3%
Closed Sales	11	12	+ 9.1%	105	140	+ 33.3%
Median Sales Price*	\$919,000	\$1,350,000	+ 46.9%	\$1,410,000	\$1,762,500	+ 25.0%
Percent of List Price Received*	96.3%	96.0%	- 0.3%	97.1%	96.6%	- 0.5%
Days on Market Until Sale	48	73	+ 51.1%	46	63	+ 35.1%
Inventory of Homes for Sale	42	51	+ 21.4%	--	--	--

* 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.

August

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

All MLS —
Sea Pines —

