

Local Market Update – August 2025

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



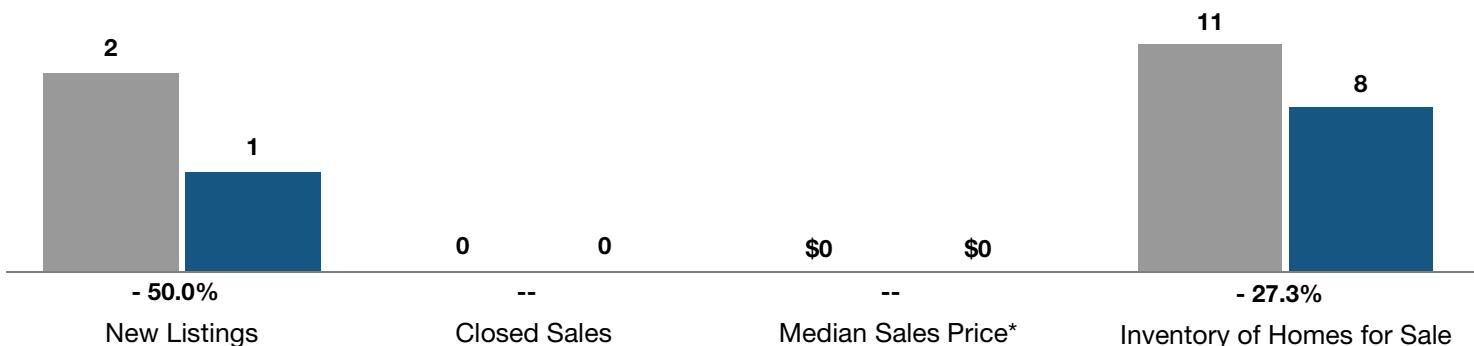
Spring Island

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	2	1	- 50.0%	18	9	- 50.0%
Closed Sales	0	0	--	16	9	- 43.8%
Median Sales Price*	\$0	\$0	--	\$1,822,500	\$2,200,000	+ 20.7%
Percent of List Price Received*	0.0%	0.0%	--	94.3%	93.9%	- 0.4%
Days on Market Until Sale	0	0	--	103	156	+ 51.5%
Inventory of Homes for Sale	11	8	- 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.

August

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

All MLS —
Spring Island —

