

Local Market Update – September 2025

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

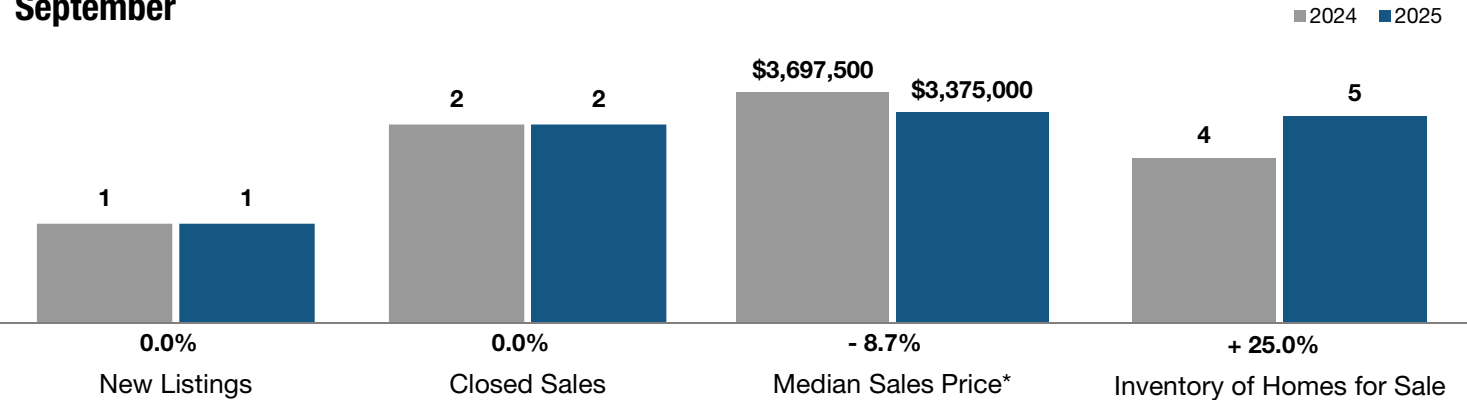


Spanish Wells

Key Metrics	September			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	1	1	0.0%	9	6	- 33.3%
Closed Sales	2	2	0.0%	4	4	0.0%
Median Sales Price*	\$3,697,500	\$3,375,000	- 8.7%	\$3,647,500	\$1,957,500	- 46.3%
Percent of List Price Received*	98.3%	94.1%	- 4.3%	96.1%	91.7%	- 4.6%
Days on Market Until Sale	150	424	+ 182.7%	84	269	+ 220.2%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation

