

# Local Market Update – October 2025

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



## Sea Pines

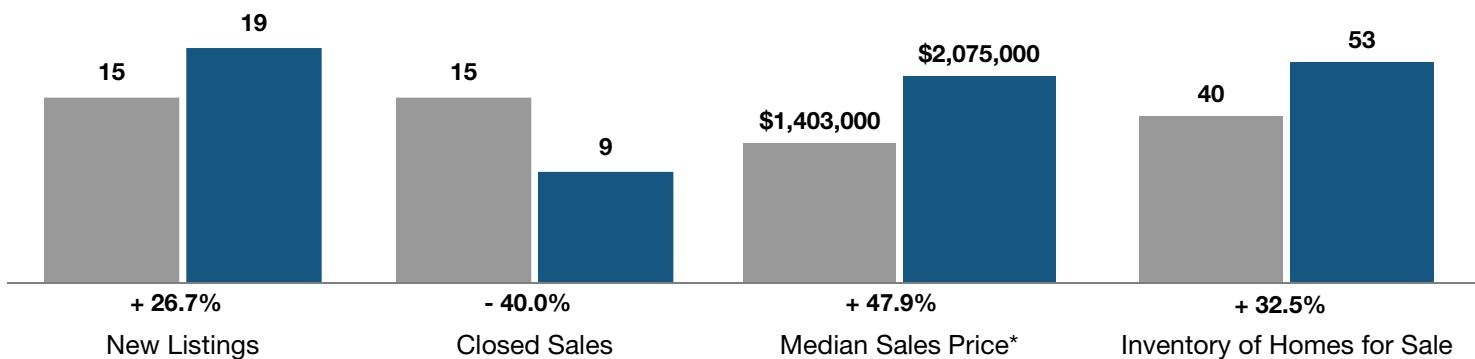
Detached Homes Only

Key Metrics	October			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	15	19	+ 26.7%	165	212	+ 28.5%
Closed Sales	15	9	- 40.0%	131	174	+ 32.8%
Median Sales Price*	\$1,403,000	\$2,075,000	+ 47.9%	\$1,485,000	\$1,799,500	+ 21.2%
Percent of List Price Received*	95.4%	96.4%	+ 1.0%	96.8%	96.5%	- 0.4%
Days on Market Until Sale	52	144	+ 176.0%	48	79	+ 64.3%
Inventory of Homes for Sale	40	53	+ 32.5%	--	--	--

\* 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.

### October

■ 2024 ■ 2025



### Historical Median Sales Price Rolling 12-Month Calculation

All MLS —  
Sea Pines —

