

Local Market Update – October 2025

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



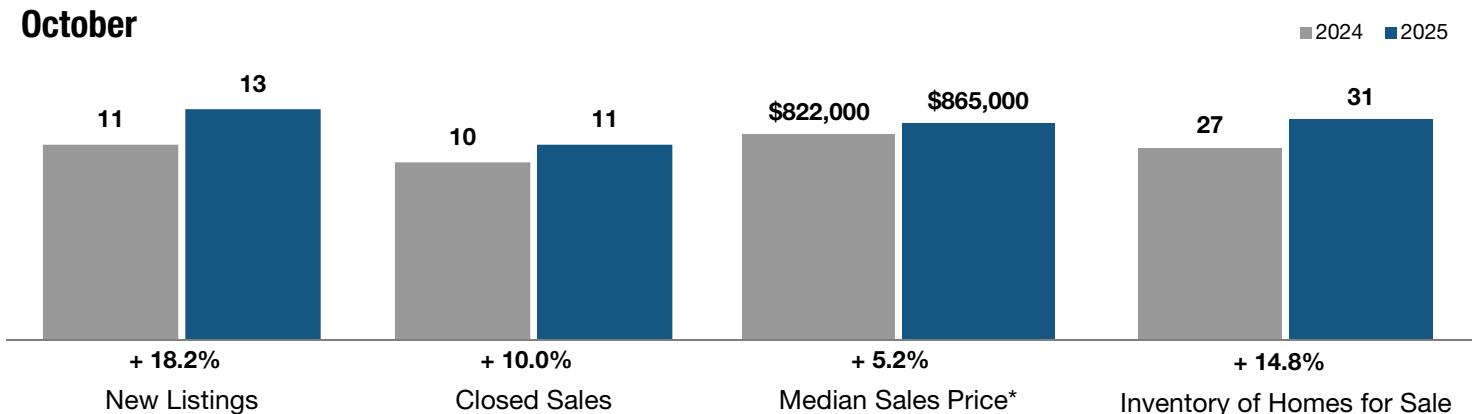
Sea Pines

Condos / Villas Only

Key Metrics	October			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	11	13	+ 18.2%	138	137	- 0.7%
Closed Sales	10	11	+ 10.0%	101	108	+ 6.9%
Median Sales Price*	\$822,000	\$865,000	+ 5.2%	\$815,040	\$808,750	- 0.8%
Percent of List Price Received*	98.4%	95.0%	- 3.5%	98.2%	96.8%	- 1.4%
Days on Market Until Sale	39	94	+ 139.1%	33	67	+ 104.4%
Inventory of Homes for Sale	27	31	+ 14.8%	--	--	--

* 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.

October



Historical Median Sales Price

Rolling 12-Month Calculation

