

Local Market Update – October 2025

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



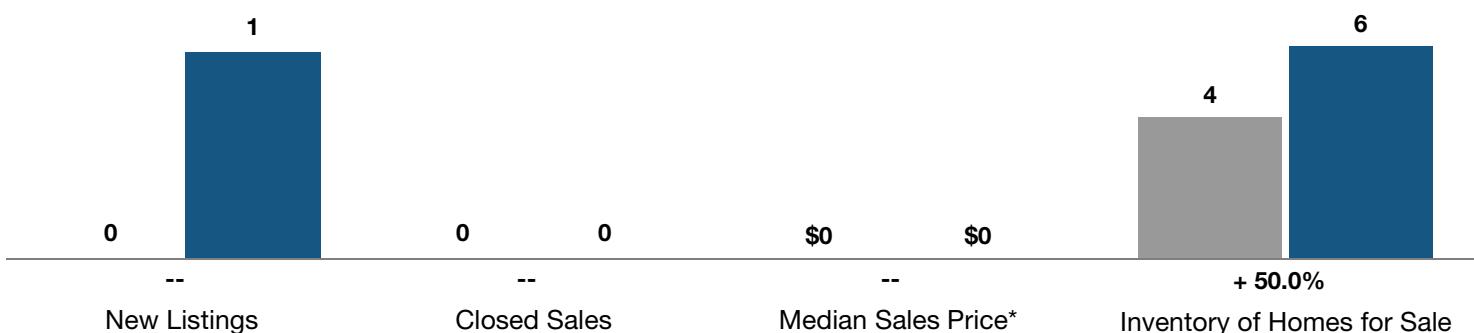
Spanish Wells

Key Metrics	October			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	0	1	--	9	7	- 22.2%
Closed Sales	0	0	--	4	4	0.0%
Median Sales Price*	\$0	\$0	--	\$3,647,500	\$1,957,500	- 46.3%
Percent of List Price Received*	0.0%	0.0%	--	96.1%	91.7%	- 4.6%
Days on Market Until Sale	0	0	--	84	269	+ 220.2%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--

* 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.

October

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

All MLS —
Spanish Wells —

