

Local Market Update – December 2025

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



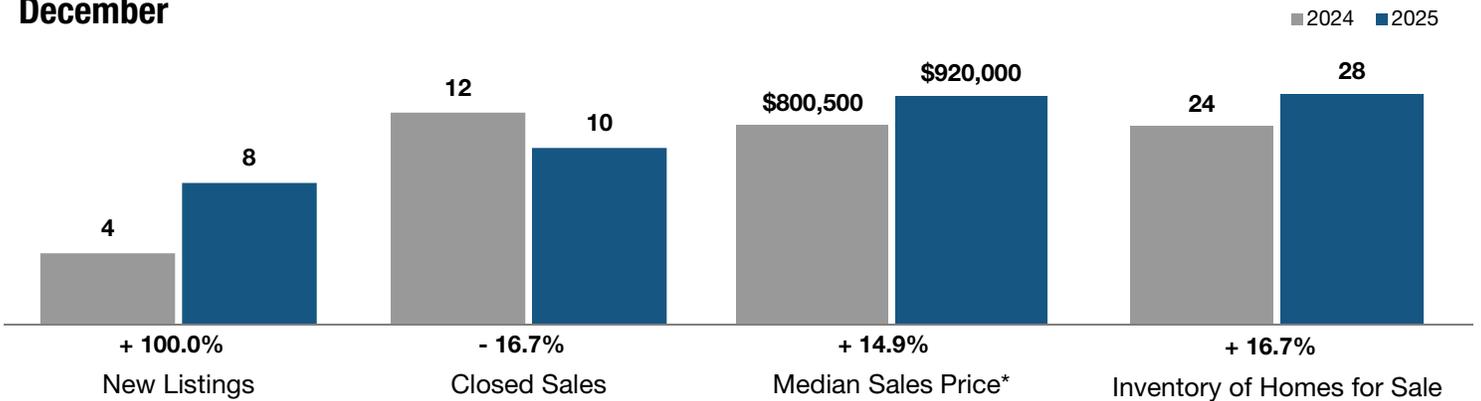
Sea Pines

Condos / Villas Only

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	4	8	+ 100.0%	151	157	+ 4.0%
Closed Sales	12	10	- 16.7%	124	125	+ 0.8%
Median Sales Price*	\$800,500	\$920,000	+ 14.9%	\$830,500	\$837,500	+ 0.8%
Percent of List Price Received*	97.0%	96.9%	- 0.2%	98.2%	96.7%	- 1.5%
Days on Market Until Sale	38	74	+ 93.3%	35	71	+ 101.9%
Inventory of Homes for Sale	24	28	+ 16.7%	--	--	--

* 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.

December



Historical Median Sales Price Rolling 12-Month Calculation

