

Local Market Update – January 2026

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



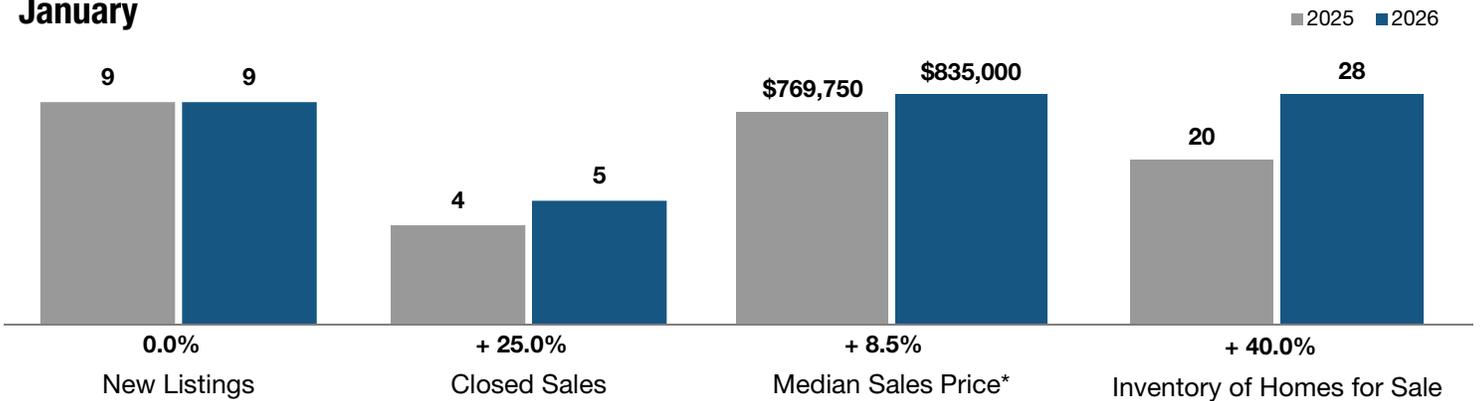
Sea Pines

Condos / Villas Only

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	9	9	0.0%	9	9	0.0%
Closed Sales	4	5	+ 25.0%	4	5	+ 25.0%
Median Sales Price*	\$769,750	\$835,000	+ 8.5%	\$769,750	\$835,000	+ 8.5%
Percent of List Price Received*	97.1%	98.0%	+ 0.9%	97.1%	98.0%	+ 0.9%
Days on Market Until Sale	98	70	- 28.4%	98	70	- 28.4%
Inventory of Homes for Sale	20	28	+ 40.0%	--	--	--

* 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.

January



Historical Median Sales Price Rolling 12-Month Calculation

