

Local Market Update – June 2026

A Research Tool Provided by RESides, Inc. and the
Hilton Head Area REALTORS®

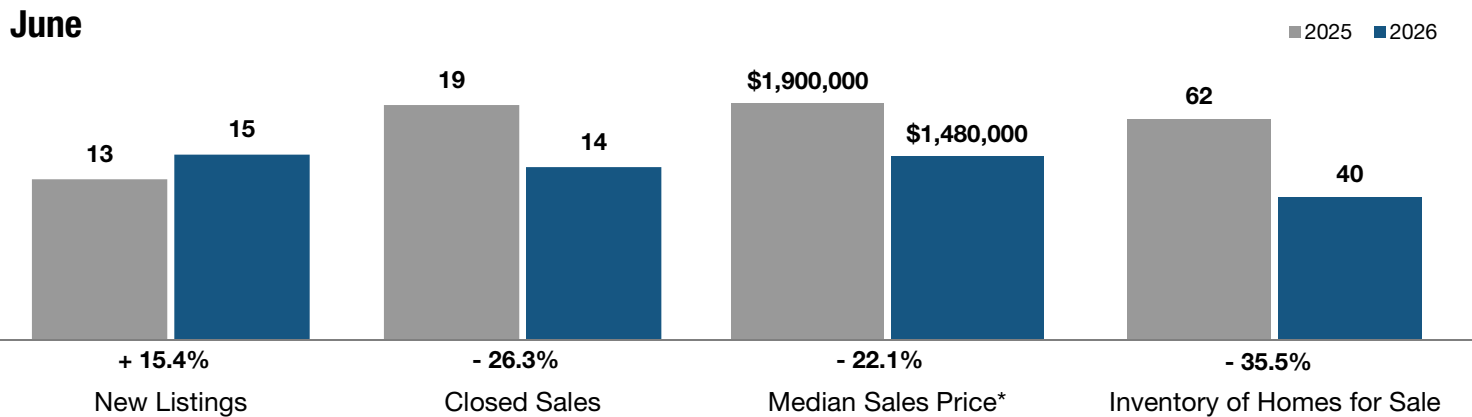


Sea Pines

Detached Homes Only

Key Metrics	June			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	13	15	+ 15.4%	142	116	- 18.3%
Closed Sales	19	14	- 26.3%	104	100	- 3.8%
Median Sales Price*	\$1,900,000	\$1,480,000	- 22.1%	\$1,685,000	\$1,755,000	+ 4.2%
Percent of List Price Received*	96.1%	97.4%	+ 1.3%	96.8%	96.5%	- 0.3%
Days on Market Until Sale	49	103	+ 108.7%	49	105	+ 114.0%
Inventory of Homes for Sale	62	40	- 35.5%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation

