

Local Market Update – January 2025

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



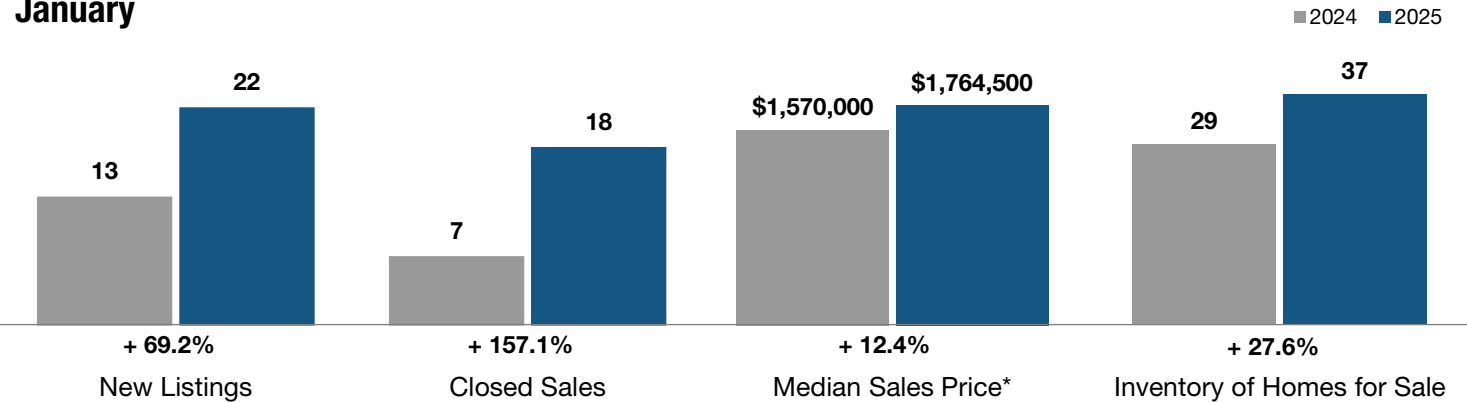
Sea Pines

Detached Homes Only

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	13	22	+ 69.2%	13	22	+ 69.2%
Closed Sales	7	18	+ 157.1%	7	18	+ 157.1%
Median Sales Price*	\$1,570,000	\$1,764,500	+ 12.4%	\$1,570,000	\$1,764,500	+ 12.4%
Percent of List Price Received*	97.2%	96.7%	- 0.5%	97.2%	96.7%	- 0.5%
Days on Market Until Sale	59	42	- 27.5%	59	42	- 27.5%
Inventory of Homes for Sale	29	37	+ 27.6%	--	--	--

* 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

