

Local Market Update – January 2025

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



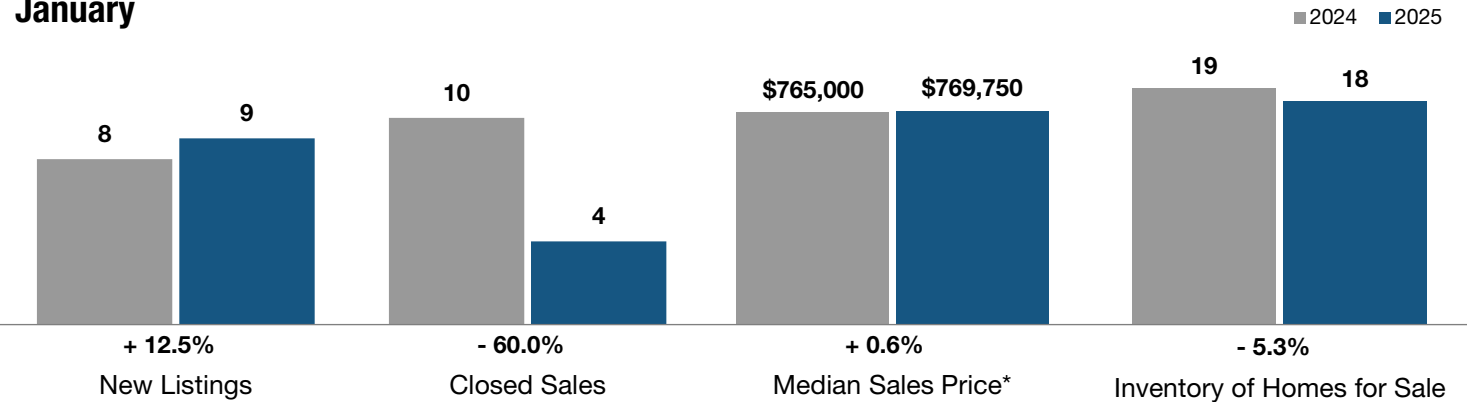
Sea Pines

Condos / Villas Only

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	8	9	+ 12.5%	8	9	+ 12.5%
Closed Sales	10	4	- 60.0%	10	4	- 60.0%
Median Sales Price*	\$765,000	\$769,750	+ 0.6%	\$765,000	\$769,750	+ 0.6%
Percent of List Price Received*	96.7%	97.1%	+ 0.4%	96.7%	97.1%	+ 0.4%
Days on Market Until Sale	43	98	+ 125.8%	43	98	+ 125.8%
Inventory of Homes for Sale	19	18	- 5.3%	--	--	--

* 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

