

# Local Market Update – February 2025

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



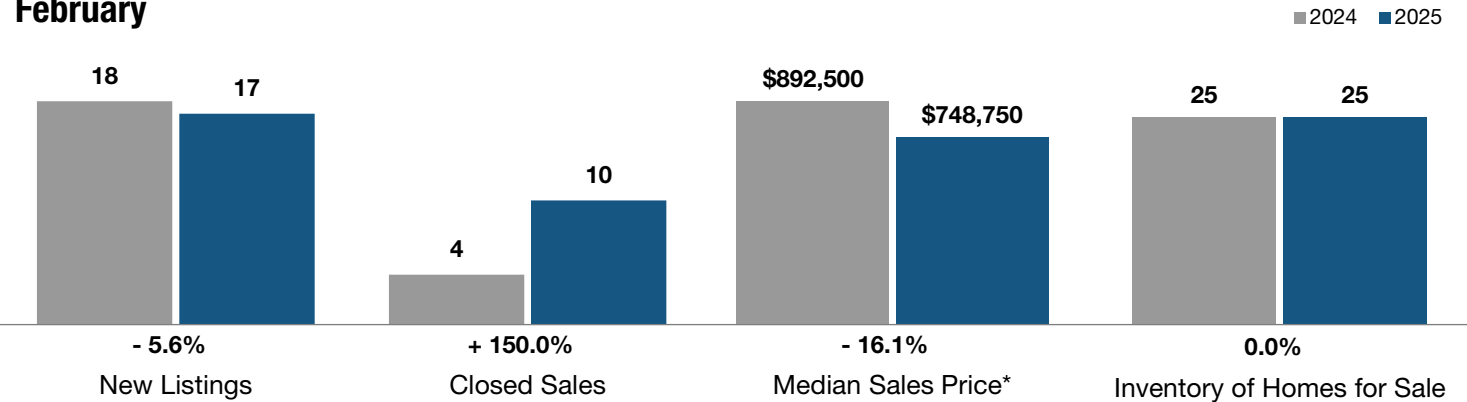
## Sea Pines

Condos / Villas Only

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	18	17	- 5.6%	26	26	0.0%
Closed Sales	4	10	+ 150.0%	14	14	0.0%
Median Sales Price*	\$892,500	\$748,750	- 16.1%	\$825,520	\$763,500	- 7.5%
Percent of List Price Received*	100.1%	96.3%	- 3.7%	97.7%	96.6%	- 1.1%
Days on Market Until Sale	5	113	+ 2,268.4%	32	108	+ 235.4%
Inventory of Homes for Sale	25	25	0.0%	--	--	--

\* 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.

### February



### Historical Median Sales Price Rolling 12-Month Calculation

