

Local Market Update – February 2025

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



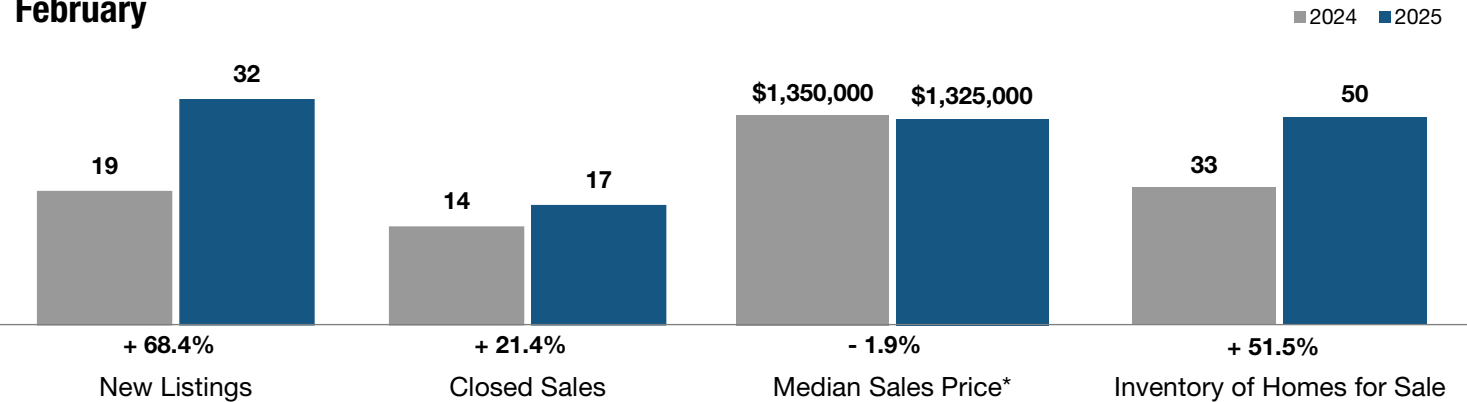
Sea Pines

Detached Homes Only

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	19	32	+ 68.4%	32	54	+ 68.8%
Closed Sales	14	17	+ 21.4%	21	35	+ 66.7%
Median Sales Price*	\$1,350,000	\$1,325,000	- 1.9%	\$1,550,000	\$1,575,000	+ 1.6%
Percent of List Price Received*	96.7%	97.3%	+ 0.6%	96.9%	97.0%	+ 0.1%
Days on Market Until Sale	49	38	- 21.7%	52	40	- 22.4%
Inventory of Homes for Sale	33	50	+ 51.5%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation

