

Local Market Update – March 2025

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



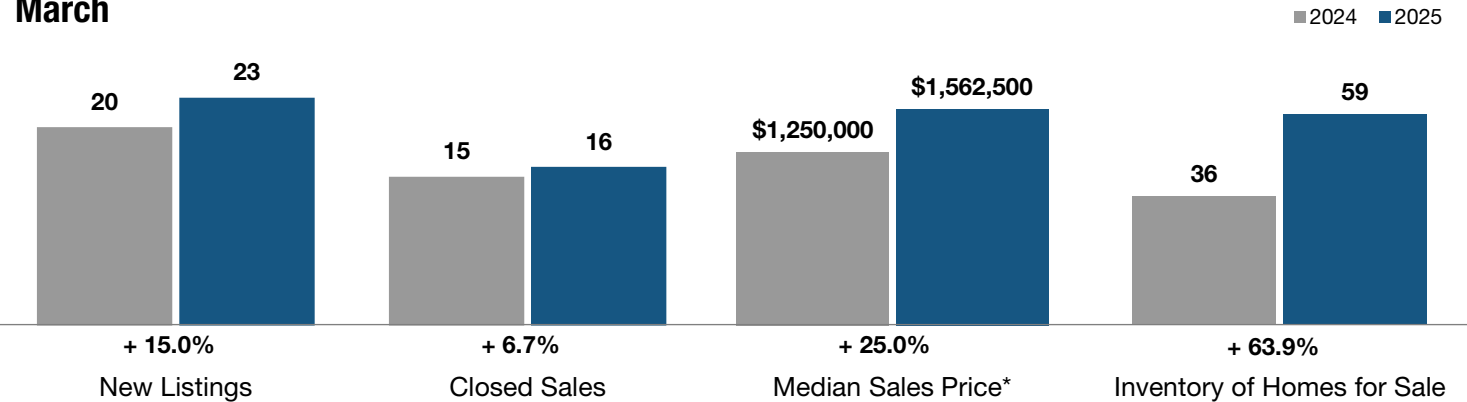
Sea Pines

Detached Homes Only

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	20	23	+ 15.0%	52	78	+ 50.0%
Closed Sales	15	16	+ 6.7%	36	51	+ 41.7%
Median Sales Price*	\$1,250,000	\$1,562,500	+ 25.0%	\$1,405,000	\$1,575,000	+ 12.1%
Percent of List Price Received*	97.2%	96.5%	- 0.7%	97.0%	96.8%	- 0.2%
Days on Market Until Sale	51	40	- 21.7%	52	40	- 22.1%
Inventory of Homes for Sale	36	59	+ 63.9%	--	--	--

* 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.

March



Historical Median Sales Price Rolling 12-Month Calculation

