

Local Market Update – April 2025

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

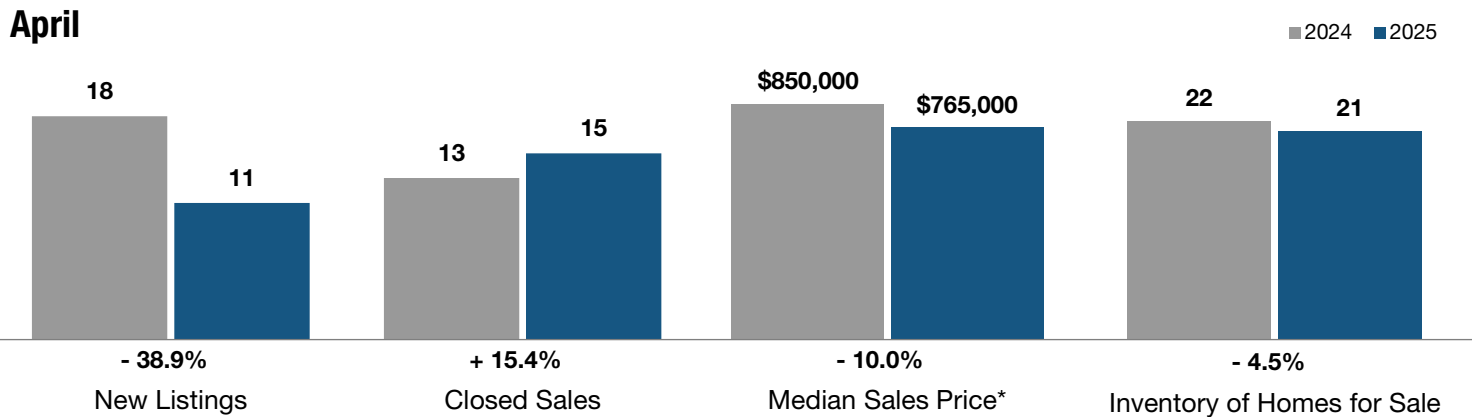


Sea Pines

Condos / Villas Only

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	18	11	- 38.9%	55	51	- 7.3%
Closed Sales	13	15	+ 15.4%	38	40	+ 5.3%
Median Sales Price*	\$850,000	\$765,000	- 10.0%	\$812,520	\$791,250	- 2.6%
Percent of List Price Received*	98.3%	98.9%	+ 0.6%	98.8%	96.8%	- 2.0%
Days on Market Until Sale	42	26	- 39.0%	32	66	+ 110.1%
Inventory of Homes for Sale	22	21	- 4.5%	--	--	--

* 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.



Historical Median Sales Price

Rolling 12-Month Calculation

