

Local Market Update – April 2025

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



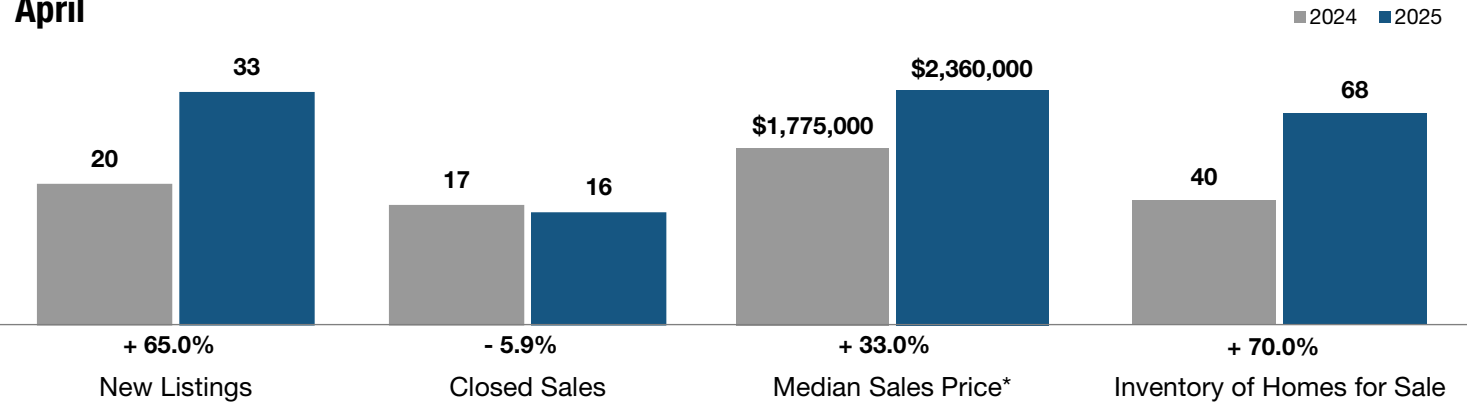
Sea Pines

Detached Homes Only

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	20	33	+ 65.0%	72	111	+ 54.2%
Closed Sales	17	16	- 5.9%	53	67	+ 26.4%
Median Sales Price*	\$1,775,000	\$2,360,000	+ 33.0%	\$1,425,000	\$1,695,000	+ 18.9%
Percent of List Price Received*	95.6%	97.3%	+ 1.7%	96.6%	96.9%	+ 0.4%
Days on Market Until Sale	60	68	+ 14.9%	54	47	- 13.3%
Inventory of Homes for Sale	40	68	+ 70.0%	--	--	--

* 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.

April



Historical Median Sales Price Rolling 12-Month Calculation

