

# Local Market Update – May 2025

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

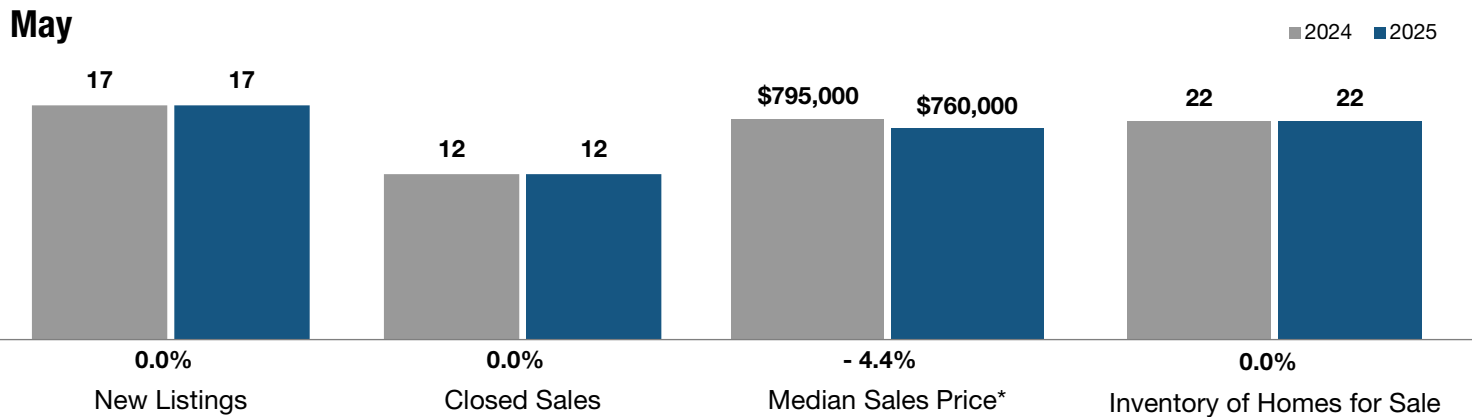


## Sea Pines

Condos / Villas Only

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	17	17	0.0%	72	68	- 5.6%
Closed Sales	12	12	0.0%	50	52	+ 4.0%
Median Sales Price*	\$795,000	\$760,000	- 4.4%	\$812,500	\$770,000	- 5.2%
Percent of List Price Received*	95.9%	97.3%	+ 1.5%	98.1%	96.9%	- 1.2%
Days on Market Until Sale	48	15	- 69.8%	36	54	+ 52.8%
Inventory of Homes for Sale	22	22	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.



## Historical Median Sales Price

Rolling 12-Month Calculation

