

Local Market Update – May 2025

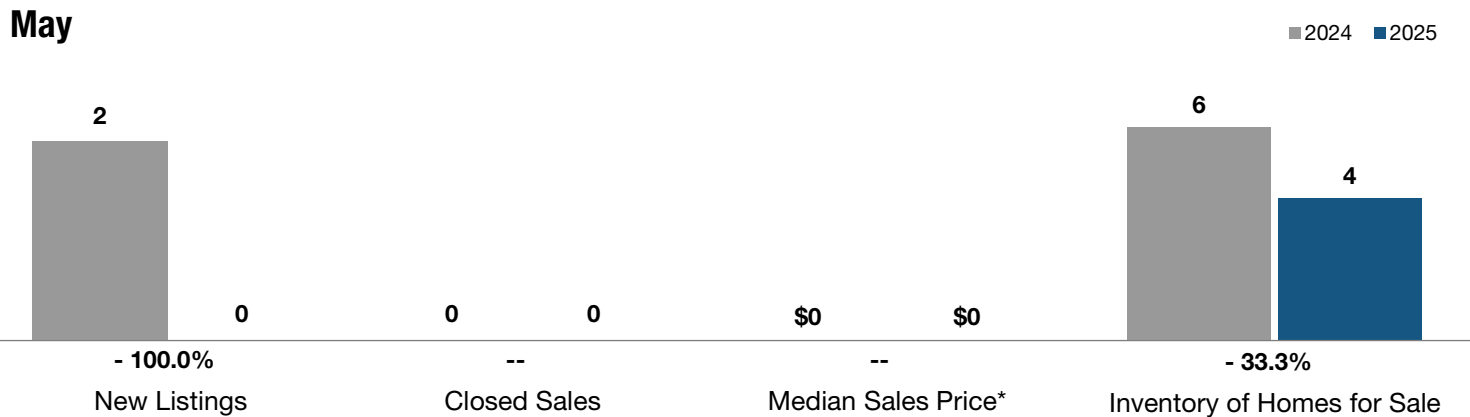
A Research Tool Provided by REsides, Inc. and the
Hilton Head Area Association of REALTORS®



Spanish Wells

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	2	0	- 100.0%	6	3	- 50.0%
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$1,800,000	\$1,957,500	+ 8.7%
Percent of List Price Received*	0.0%	0.0%	--	90.0%	89.3%	- 0.8%
Days on Market Until Sale	0	0	--	30	115	+ 283.3%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--

* 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

