

Local Market Update – June 2025

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



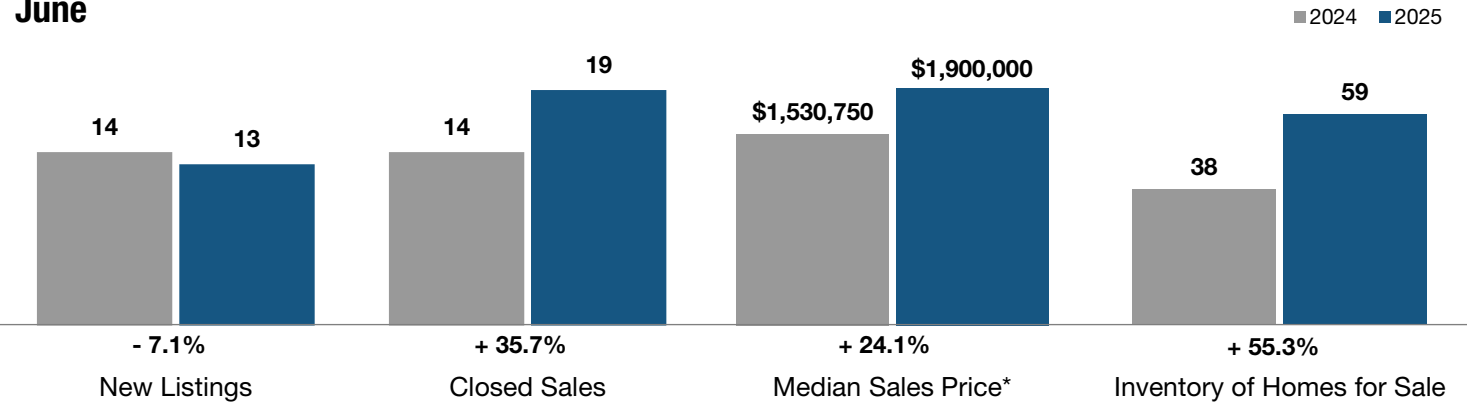
Sea Pines

Detached Homes Only

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	14	13	- 7.1%	102	142	+ 39.2%
Closed Sales	14	19	+ 35.7%	83	104	+ 25.3%
Median Sales Price*	\$1,530,750	\$1,900,000	+ 24.1%	\$1,440,000	\$1,685,000	+ 17.0%
Percent of List Price Received*	99.4%	96.1%	- 3.3%	97.1%	96.8%	- 0.3%
Days on Market Until Sale	31	44	+ 39.8%	49	45	- 8.2%
Inventory of Homes for Sale	38	59	+ 55.3%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation

