

Local Market Update – July 2025

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

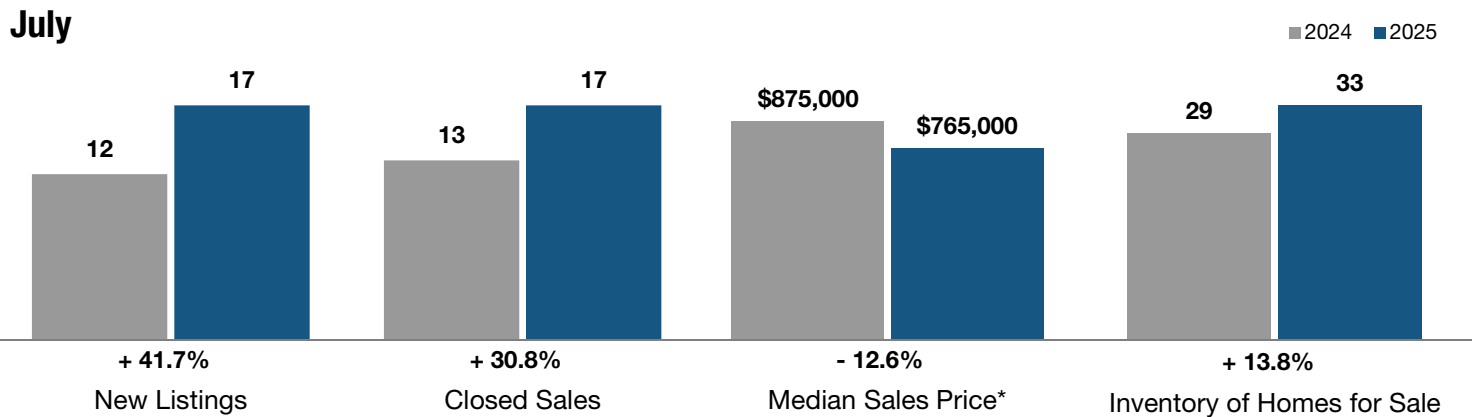


Sea Pines

Condos / Villas Only

| Key Metrics | July | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2024 | 2025 | Percent Change | 2024 | 2025 | Percent Change |
| New Listings | 12 | 17 | + 41.7% | 100 | 102 | + 2.0% |
| Closed Sales | 13 | 17 | + 30.8% | 77 | 80 | + 3.9% |
| Median Sales Price* | \$875,000 | \$765,000 | - 12.6% | \$820,000 | \$787,500 | - 4.0% |
| Percent of List Price Received* | 98.3% | 97.3% | - 1.0% | 98.2% | 97.1% | - 1.2% |
| Days on Market Until Sale | 39 | 68 | + 75.4% | 34 | 59 | + 71.5% |
| Inventory of Homes for Sale | 29 | 33 | + 13.8% | -- | -- | -- |

* 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

