

Local Market Update – September 2025

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



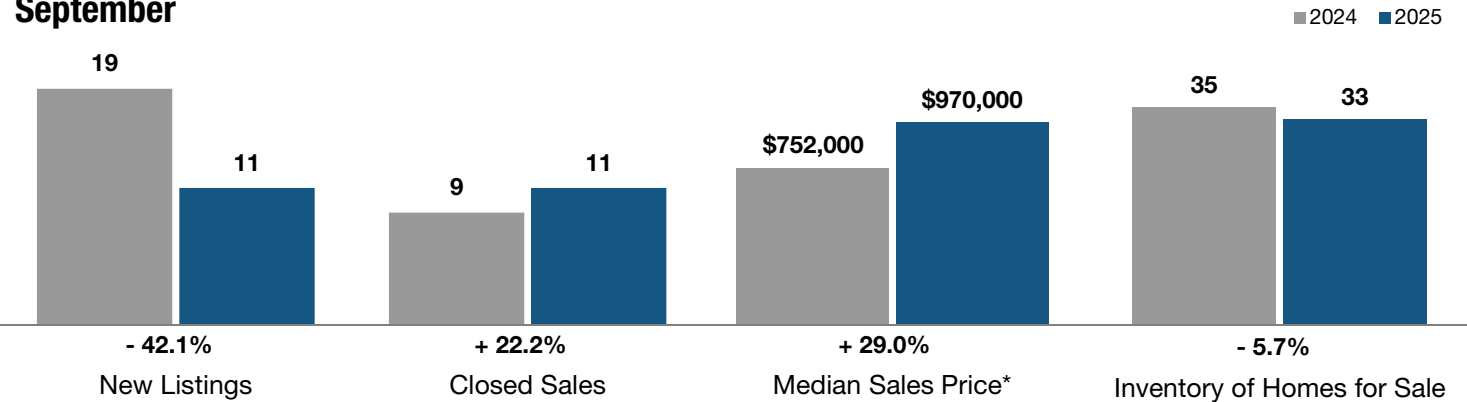
Sea Pines

Condos / Villas Only

Key Metrics	September			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	19	11	- 42.1%	127	124	- 2.4%
Closed Sales	9	11	+ 22.2%	91	97	+ 6.6%
Median Sales Price*	\$752,000	\$970,000	+ 29.0%	\$815,040	\$807,500	- 0.9%
Percent of List Price Received*	96.9%	96.1%	- 0.9%	98.1%	97.0%	- 1.2%
Days on Market Until Sale	23	77	+ 238.5%	32	64	+ 99.5%
Inventory of Homes for Sale	35	33	- 5.7%	--	--	--

* 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.

September



Historical Median Sales Price

Rolling 12-Month Calculation

