

Local Market Update – September 2025

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



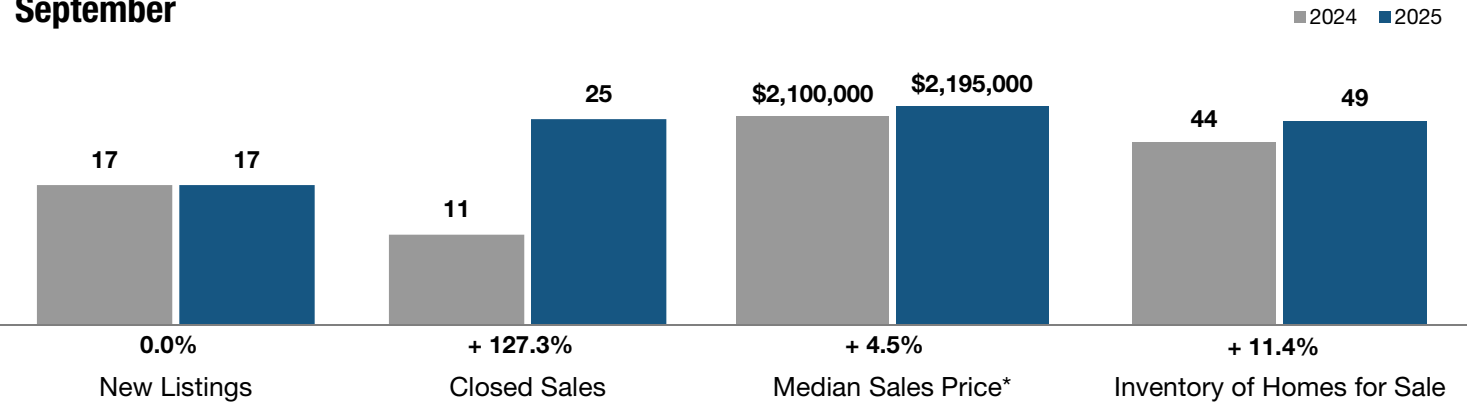
Sea Pines

Detached Homes Only

Key Metrics	September			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	17	17	0.0%	150	193	+ 28.7%
Closed Sales	11	25	+ 127.3%	116	165	+ 42.2%
Median Sales Price*	\$2,100,000	\$2,195,000	+ 4.5%	\$1,492,500	\$1,795,000	+ 20.3%
Percent of List Price Received*	96.1%	95.8%	- 0.3%	97.0%	96.5%	- 0.5%
Days on Market Until Sale	57	131	+ 129.4%	47	75	+ 58.6%
Inventory of Homes for Sale	44	49	+ 11.4%	--	--	--

* 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

