

# Local Market Update – November 2025

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



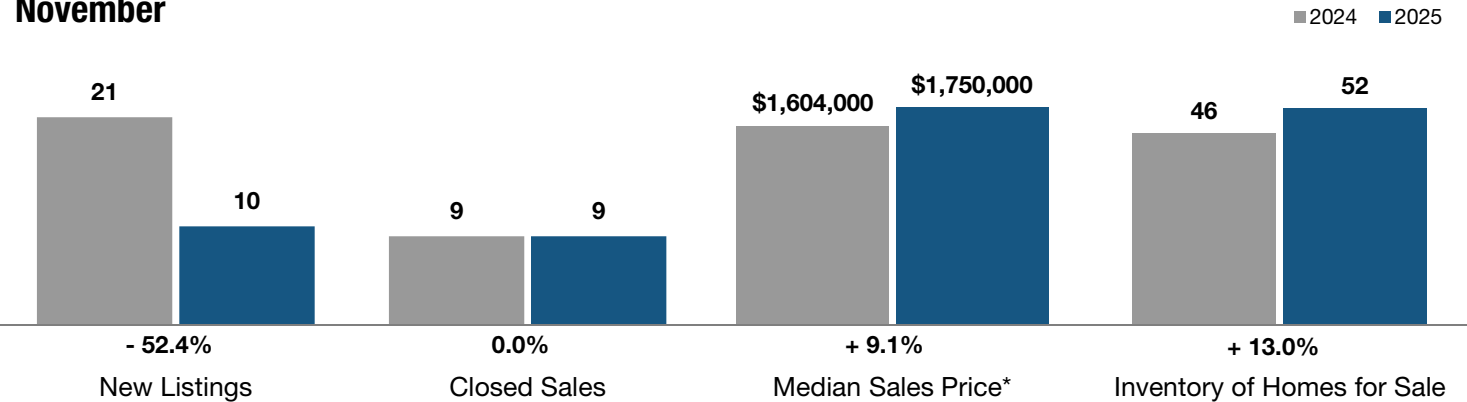
## Sea Pines

Detached Homes Only

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	21	10	- 52.4%	186	222	+ 19.4%
Closed Sales	9	9	0.0%	140	184	+ 31.4%
Median Sales Price*	\$1,604,000	\$1,750,000	+ 9.1%	\$1,492,500	\$1,797,000	+ 20.4%
Percent of List Price Received*	95.6%	95.1%	- 0.6%	96.7%	96.4%	- 0.3%
Days on Market Until Sale	65	76	+ 15.6%	49	79	+ 60.6%
Inventory of Homes for Sale	46	52	+ 13.0%	--	--	--

\* 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.

### November



### Historical Median Sales Price Rolling 12-Month Calculation

