

Local Market Update – November 2025

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



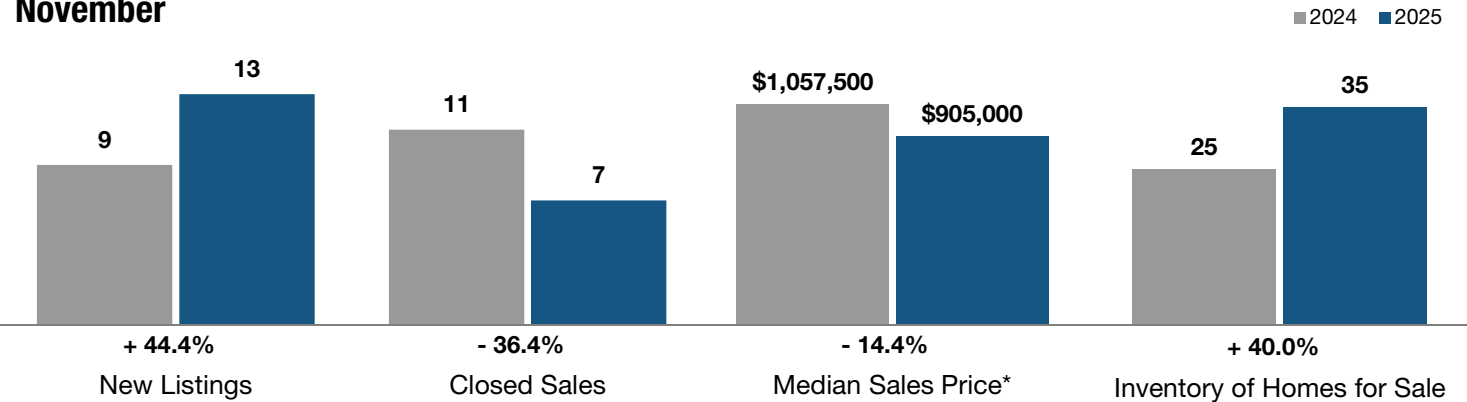
Sea Pines

Condos / Villas Only

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	9	13	+ 44.4%	147	150	+ 2.0%
Closed Sales	11	7	- 36.4%	112	115	+ 2.7%
Median Sales Price*	\$1,057,500	\$905,000	- 14.4%	\$830,500	\$820,000	- 1.3%
Percent of List Price Received*	99.4%	95.3%	- 4.1%	98.3%	96.7%	- 1.6%
Days on Market Until Sale	53	126	+ 138.3%	35	70	+ 103.1%
Inventory of Homes for Sale	25	35	+ 40.0%	--	--	--

* 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

