

Local Market Update – December 2025

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



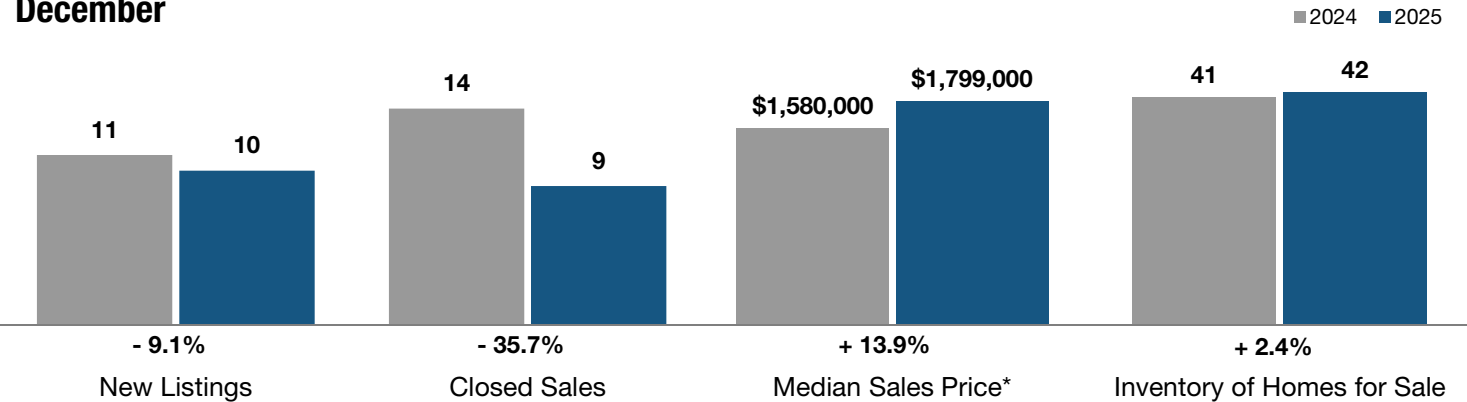
Sea Pines

Detached Homes Only

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	11	10	- 9.1%	197	232	+ 17.8%
Closed Sales	14	9	- 35.7%	154	193	+ 25.3%
Median Sales Price*	\$1,580,000	\$1,799,000	+ 13.9%	\$1,500,000	\$1,799,000	+ 19.9%
Percent of List Price Received*	97.1%	94.9%	- 2.3%	96.8%	96.3%	- 0.5%
Days on Market Until Sale	39	134	+ 247.9%	48	81	+ 69.1%
Inventory of Homes for Sale	41	42	+ 2.4%	--	--	--

* 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.

December



Historical Median Sales Price Rolling 12-Month Calculation

