

Local Market Update – December 2025

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

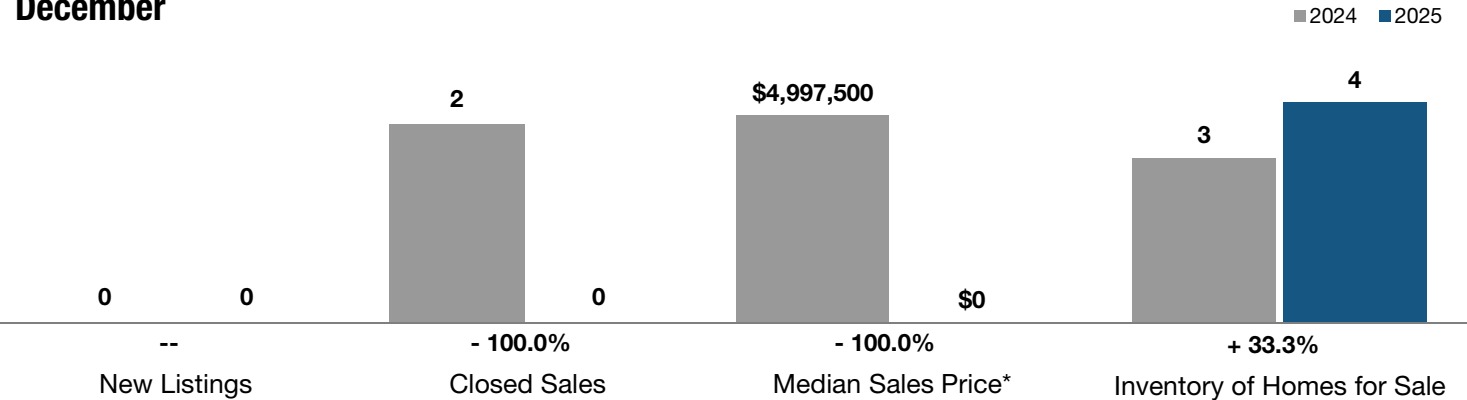


Spanish Wells

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	0	0	--	11	8	- 27.3%
Closed Sales	2	0	- 100.0%	6	4	- 33.3%
Median Sales Price*	\$4,997,500	\$0	- 100.0%	\$4,445,000	\$1,957,500	- 56.0%
Percent of List Price Received*	97.9%	0.0%	- 100.0%	96.7%	91.7%	- 5.2%
Days on Market Until Sale	219	0	- 100.0%	129	269	+ 108.5%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--

* 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

