

Local Market Update – December 2025

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

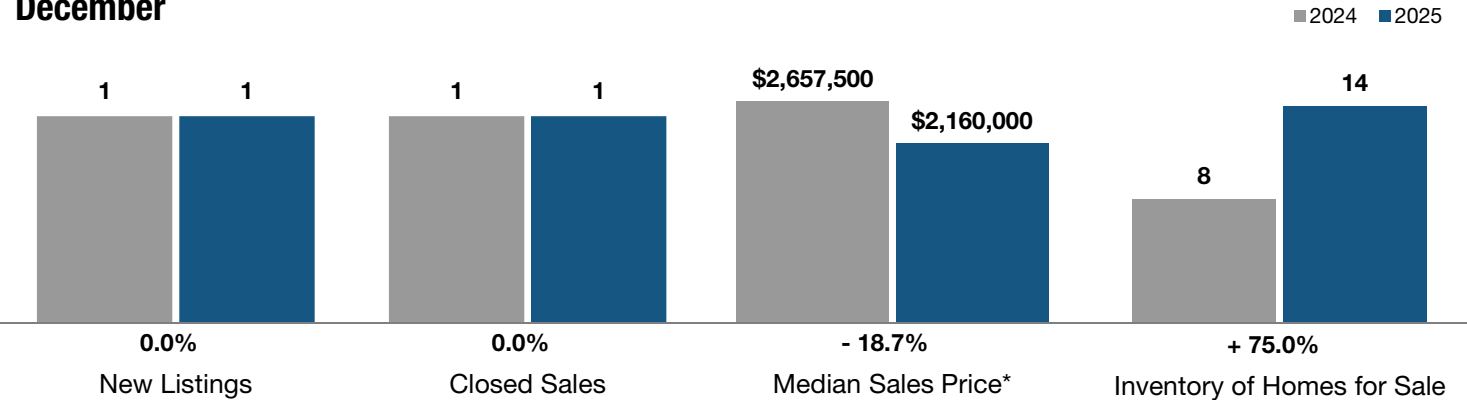


Spring Island

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	1	1	0.0%	26	22	- 15.4%
Closed Sales	1	1	0.0%	21	10	- 52.4%
Median Sales Price*	\$2,657,500	\$2,160,000	- 18.7%	\$1,895,000	\$2,180,000	+ 15.0%
Percent of List Price Received*	96.6%	96.0%	- 0.6%	93.6%	94.1%	+ 0.5%
Days on Market Until Sale	38	109	+ 186.8%	102	151	+ 48.0%
Inventory of Homes for Sale	8	14	+ 75.0%	--	--	--

* 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.

December



Historical Median Sales Price Rolling 12-Month Calculation

